

# Do You Need a Facilities Condition Assessment?

It can be challenging to keep buildings in top working order if you don't completely understand their current condition. And it's tough to make decisions about which projects to prioritize when you don't have full information about all the needs throughout your facility.

A facilities condition assessment (FCA) can provide you with a full analysis of the current condition—and expected future condition—of your buildings and their components. Armed with this information, you can make more informed capital planning decisions and shift the focus from reactive to preventive maintenance to stop problems before they occur.

## What Is a Facilities Condition Assessment?

A facilities condition assessment is a comprehensive evaluation of a commercial property based on a thorough inspection of each building and all its systems. The evaluation considers factors like age, materials, design, assets, and more.

## Why Conduct a Facilities Condition Assessment?

Conducting an FCA is crucial to monitoring the long-term health and performance of your building. Without an FCA, it's easy to operate in a run-to-failure mode, where the majority of work is reactive. That approach is detrimental to establishing planned maintenance work and completing major capital projects.

Whether you run a YMCA, church, manufacturing plant or school district, an FCA may be the only thing between you and a maintenance emergency that negatively impacts your operations and those you serve.

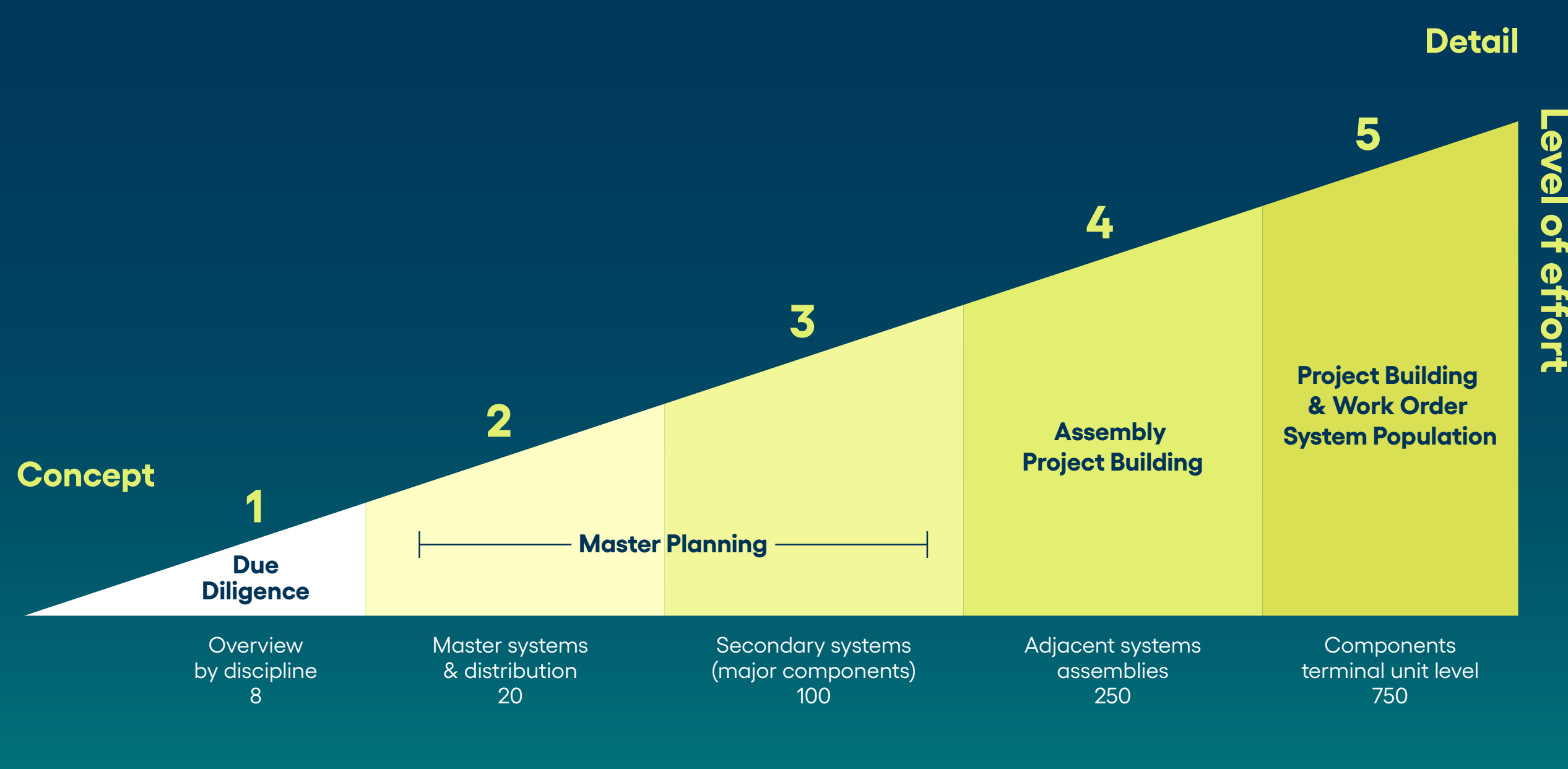
## What Are the Benefits of an FCA?

- 1 No more guesswork.** You'll get a narrative report on your facility's condition, as well as data on work history and cost, condition index, age and depreciation, and energy usage.
- 2 Resources are optimized.** You'll achieve a lower cost per work order and lower cost of ownership of your assets.
- 3 Longer asset lifecycles.** By doing less reactive work and more proactive maintenance, you can prevent problems before they occur.
- 4 Reliable data.** Your FCA can stay current for 10-15 years, allowing you to plan well into the future.

## Types of FCAs

Facilities Condition Assessments are categorized into five levels based on the amount of effort required. **Level 1** offers a "high level" or big-picture understanding of your assets, needs, and liabilities, while **Level 5** is a detailed analysis of hundreds of data points for individual elements. **If you plan to use an FCA for asset inventory and integrate it with systems for preventive and predictive maintenance, a Level 4 or 5 FCA is required.**

Your plans for using the FCA data should inform which types of facility data you collect and how much you collect. "Gathering too little data will not yield sufficient decision-making information; however, too much data can create a complicated dataset that is cumbersome to interpret and manage," according to [APPA](#).



## How Can I Undertake a Facilities Condition Assessment?

Attacking an FCA alone can be daunting for any organization. At Brightly Software, a Siemens company, we know how complicated this process can seem.

**That's why we partner with expert-level engineering firms who have performed thousands of FCAs over the years.** Not only do they have the know-how, but you benefit by keeping your team focused on their day-to-day tasks. **It's a win-win.**

➔ **OK, but...**

## Will I Actually Use the FCA Data?

Nobody wants to invest in a professional FCA and then just leave the information in a binder on the desktop. But with [strategic asset management software](#), it's easy to ensure that your FCA investment will be put to good use.

**Strategic asset management software can turn your asset and facility data into actionable insights you can easily integrate into daily operations or long-term capital plans.** The clarity and easy-to-access nature of these insights provide a simple way to leverage your FCA data so that you can effectively move from reactive to proactive maintenance.

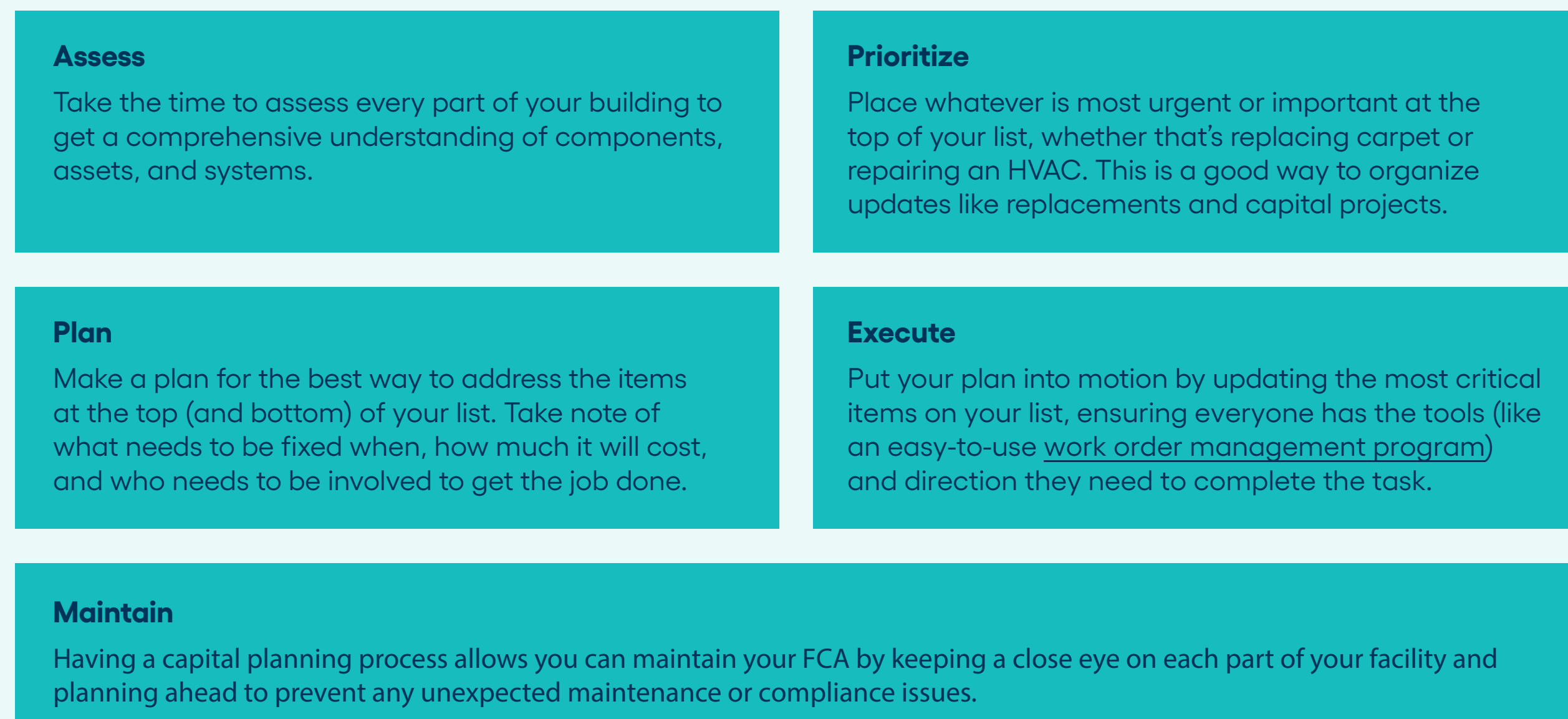


## Simplifying FCAs with the APPEM cycle

Brightly's APPEM approach to facility maintenance provides an easy-to-follow plan for continuous improvement. The APPEM (pronounced app-em) model can be used for virtually any process, and it's also scalable.

The APPEM process is designed to create a cycle of success that is always up to date, avoiding the need to complete new FCAs every five to 10 years.

### Here's what the APPEM method looks like:



By using [strategic asset management software](#), you can access data and reporting that lead to better decision making, seamlessly making the transition back to "Assess." **To sustain long-term success, you must balance and prioritize proactive, reactive, and capital work all in one [maintenance management system](#).**



**Q:** What is the ideal balance between **preventive vs. reactive** maintenance work?

**A:** Reactive work should be only 10% to 15% of the total workload, according to FacilitiesNet. That means technicians should spend 85% to 90% of their time on preventive maintenance.

## Enhancing Capital Plans with Strategic Asset Management

While strategic asset management is the foundation for smarter capital planning, it's important to remember that the two serve distinct purposes. Strategic asset management tools focus on maintaining day-to-day operational efficiency, whereas capital planning and AIP solutions, like [Brightly Origin](#), take the insights gathered from your FCA and maintenance systems and elevate them to inform long-term investment strategies.

By combining asset condition data, lifecycle projections, and funding scenarios, organizations can create accurate forecasts and prioritize their most impactful projects over the short- and long-term. Doing this requires organizations to perform periodic facilities condition assessments and ensure that the data is tracked by reliable software.

➔ **Before you can leverage your asset and facilities data, however, you have to choose the level of FCA that is right for you. While Level 4 and Level 5 FCAs do require a higher initial investment, the benefits far outweigh the costs.**

With software like [Brightly Origin](#), you won't need to conduct a full FCA again for another three to five years. Not only will you have a comprehensive, current asset inventory, you'll be able to drastically reduce the time needed for capital planning. **What once took three to six months to complete can now be done in just minutes, as Origin updates your asset information in real-time when new maintenance data is added.**

This allows you to quickly reprioritize needs on an ongoing basis and easily collaborate with other teams to make smarter, data-driven decisions around where your investments are needed most.

**Click [here](#) to learn more about Origin** and how you can leverage asset data to optimize your facilities budget today.