

FACILITY CONDITION ASSESSMENT

Critical Input to Asset Management Strategy



Mahput Sairan
Head, Advisory and Consultancy Services
GFM Services Berhad, Malaysia
23 July 2020

Facility Condition Assessment (FCA) is a technical review on the present and anticipated conditions of facilities in various elements of facilities management and maintenance practices. The FCA focuses on facilities structural and building condition as well as systems condition within the facilities.

Various elements of the facilities' components and systems are covered in the FCA such as architectural, mechanical, electrical, civil, elevating devices, building envelopes, underground parking structures, recreational facilities and other special purpose facilities.

The key objectives of this FCA are to:

- Carry out facilities' investigations using relevant equipment and tools to evaluate the current condition of the facilities.
- Highlight any defects/ discrepancies.
- Recommend suitable solutions to overcome those defects/ discrepancies.
- Estimate the cost of rectification for each defects/ discrepancy identified.

FCA helps determine the extent to which a facility is able to meet the intended purpose and can serve as a risk analysis for physical resources and assets.

Knowing the state or condition of your facilities, buildings, physical assets and its components and systems will enable Facility Managers to understand the performance of an asset and identify areas and opportunity for optimisation and improvement.

FCA helps Facility Managers to advise the organisation on matters related to:

- Asset future expenditures
- The useful life of equipment and physical assets
- Maintenance program for the various asset profiles
- Strategic framework and planning for future improvement.
- Improvement prioritisation according asset criticality and impact to the core business
- Asset condition rating for multiple asset profile
- Funds allocation for maintenance and capital project and budgetary planning.

Facility condition assessments helps an organization plan its budget for the following facilities maintenance and renewals. In cases where assets are being purchased, FCA will help the organisation to have adequate information and data on estimated useful life, estimated cost of repair and refurbishment and estimated maintenance costs. This will eventually lead to understanding the real value of an asset and how much it will cost to replace the asset in the future.