

# HOW A FCA CAN MANAGE RISK AND RETURN OF EXISTING ASSETS

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# Fundamental Considerations for Facilities



FACILITY HEALTH  
SERVICE TEAM LEADER  
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Aging facilities and infrastructures pose huge challenges for Facility Managers. Owners and leaders demand that facility operations remain dependable, yet over time facility assets need attention. Facilities require repairs, upgrades, and/or replacements to their systems and equipment in order to constantly meet critical goals such as safety, compliance, and energy efficiency. Facility leaders often lack an accurate picture of where their assets are in the useful operating life, making it very difficult to develop appropriate asset management plans and capital budgets. However, there are fundamental considerations for every facility to remain at peak performance.



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At Synergy, we prepare Facility Condition Assessments (FCA) for Facility Owners and Managers to help optimize and maintain the physical condition and value of their assets, develop capital budgets, and prioritize resources. A FCA can also be used to secure additional funding for renovations. FCAs are a vital tool for Owners and Managers to plan and prioritize short and long-term investments in their facilities.

The FCA involves a thorough facility inspection by one of our Specialists, the goal is to identify the following:

- Routine and/or deferred maintenance
- System deficiencies
- Remaining useful life of all major systems and equipment
- Capital replacement needs
- System compliance with original design/engineering intent
- System compatibility
- Repair prioritization
- Total replacement costs

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Synergy's Facility Health team can perform an FCA in three simple steps:

1. Pre-Assessment Review
2. On-Site Facility Condition Assessment
3. Executive Summary and Technical Report

## STEP ONE:

During the initial meeting with Facilities Team, Synergy will do a pre-assessment interview. These carefully crafted questions help the Facilities Team communicate their valuable knowledge about the building and the stories about each system. Ultimately, this gives Synergy better understanding about the backstory of the building before arriving onsite. It also brings awareness to sensitive systems, such as not opening critical air-handlers. The Facility Health team strives for this to be a non-invasive assessment to protect the building and its occupants.

If the facility portfolio is widespread with thousands of square feet to cover, our team will request access to facility documents to make the output data stronger.



The Synergy team strives to be efficient when they're onsite and having a better visual of the building issues discussed in the pre-assessment interview helps them achieve that. For example, if a hospital facility has multiple boiler plants it is helpful for the FHE team to know which plants serve which buildings.



## STEP TWO:

Synergy's Facility Health team will arrive on site and perform the Facility Condition Assessment. As they are out among the mechanical, electrical, and plumbing equipment gathering information, they will make note of major facility problems and include them in their daily reports provided to the Owner or Client. If there are non-urgent problems, they will be included in the final report issued at the conclusion of the FCA.

## STEP THREE:

Once the entire building portfolio has been carefully assessed, and the FCA is complete, Synergy's team will sit down with the Client and conduct a post-assessment meeting. This meeting will give a broad view of the FCA findings that will be expounded on later in the full report. When the Synergy team has completed the site assessment, they will conduct a thorough data scrub from all the FCA findings.

The final FCA report delivered to the Client will highlight the major MEP systems and outline the asset conditions and how they compare to the rest of the system portfolio. This empowers the Client with actionable data to bring to their C-Suite for which systems need maintenance and replacement within their infrastructure.

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Scan the QR code below to talk to our Facility Health Engineering team today about performing a Facility Condition Assessment in your buildings.

A quick phone call could start your facility infrastructure on the path toward a comprehensive asset list with complete strategies and documents for asset maintenance. Or continue doing the best you can by reacting to situations and hope for the best. After a Facility Condition Assessment, Facility Managers can feel in charge and full knowledge of their facilities when their asset list and maintenance management system is fully organized and prioritized by repair requirements.



Scan the QR code to email Nick about your facility needs.

