

FACILITY CONDITION ASSESSMENT

Facility Management Is A Complex Task

An organization's facilities are some of its most significant, complex and costly assets, and in a world of ever-tightening budgets it's critical that facility management personnel have a proven, efficient and cost-effective strategy to manage building systems, their maintenance and future replacement needs. Collecting, analyzing and preparing concise reports in relation to the data from large facilities or groups of facilities can be an onerous, expensive and time consuming task.

Facility Condition Assessment (FCA)

A Facility Condition Assessment is an intelligent approach to collecting, consolidating and managing all critical facility data, allowing facility managers, capital planners, analysts and executives to effectively determine the capital budget needs for major repair and replacement, and if necessary can be used as the tool to assist in securing capital funding.

The FCA data can be leveraged to make the most critical and business minded decisions with respect to spending priorities, timing and fund allocation. The FCA is quickly becoming a powerful tool for strategic capital planning, project prioritization and sustainable building modeling.



What Are The Benefits?

Strategic facility management and planning, using a comprehensive condition assessment of all facilities, can provide many benefits, including:

- Identifying building deficiencies, project maintenance requirements, and necessary repairs
- Anticipating future capital spending and building a realistic budget
- Prioritizing a maintenance and repair plan
- Increasing building life and protecting assets
- Reviewing and meeting any outstanding regulatory obligations
- Integrating sustainability initiatives

Our Approach



Our assessment procedure is conducted in accordance with ASTM Property Condition Assessment (PCA) standard (ASTM E2018 - 08) and utilizes industry leading costing solutions, including RS Means, Marshall and Swift, and BOMA.

Why SPECS?

- 19 offices across Canada
- largest team of consultants
- truly impartial and non-vested
- industry leading data collection techniques
- customizable file management software
- drone inspection services with licenced pilots

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