Facility Condition Assessment + Capital Planner Overview

FMX Streamlines asset management with a comprehensive Facility Condition Assessment service. This FMX/FCA package offers a comprehensive assessment of your facilities and assets, delivering critical insights such as replacement costs, detailed asset data, and an evaluation of current building systems health.

This data is integrated into your FMX site, empowering you to view, update, and manage your facility information in a dynamic, live environment. You gain the tools needed to optimize maintenance planning, enhance asset management, and make data-driven decisions to ensure long-term operational success.

Facility Condition Assessment (FCA)

Reveal the condition, capacity, and lifespan of your MEP Assets and Buildings Systems.
- **Gain a watchlist of items in poor condition** to prevent the risk of sudden failure.
- **Build a deferred maintenance backlog** of assets past their expected lifespan.
- **Measure each asset's individual capacity** to optimize its usage.

Example: Individual Asset

Capacity	0.5
Capacity Unit	HP
Capacity 2	-
Capacity Unit 2	-
Comments	Fume Hood fans, panel le2a circuit 40
Current Condition	Good
Estimated Installed Year	2006
Expected Life Remaining	5
Expected Replacement Cost	$3,000.00
Expected Replacement Date	Wed, Mar 1, 2023
Installed date	Wed, Mar 1, 2006
Manufacturer	Greenheck
Model Number	Cube 141 5x
Serial Number	06d18372

Example: Upcoming Replacements

Equipment Data

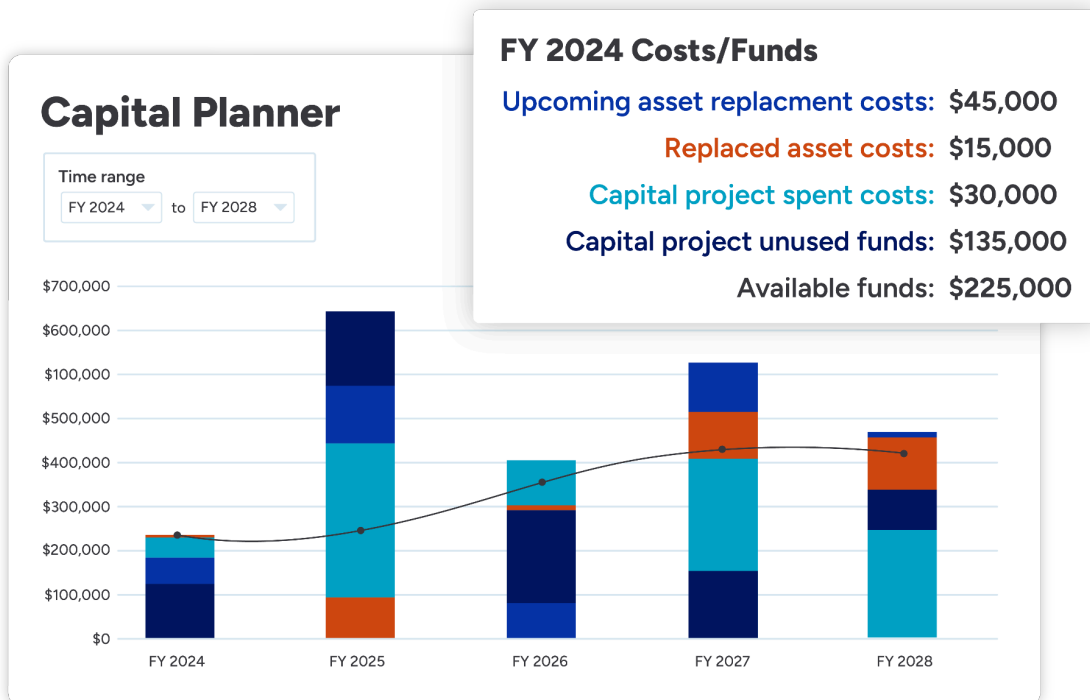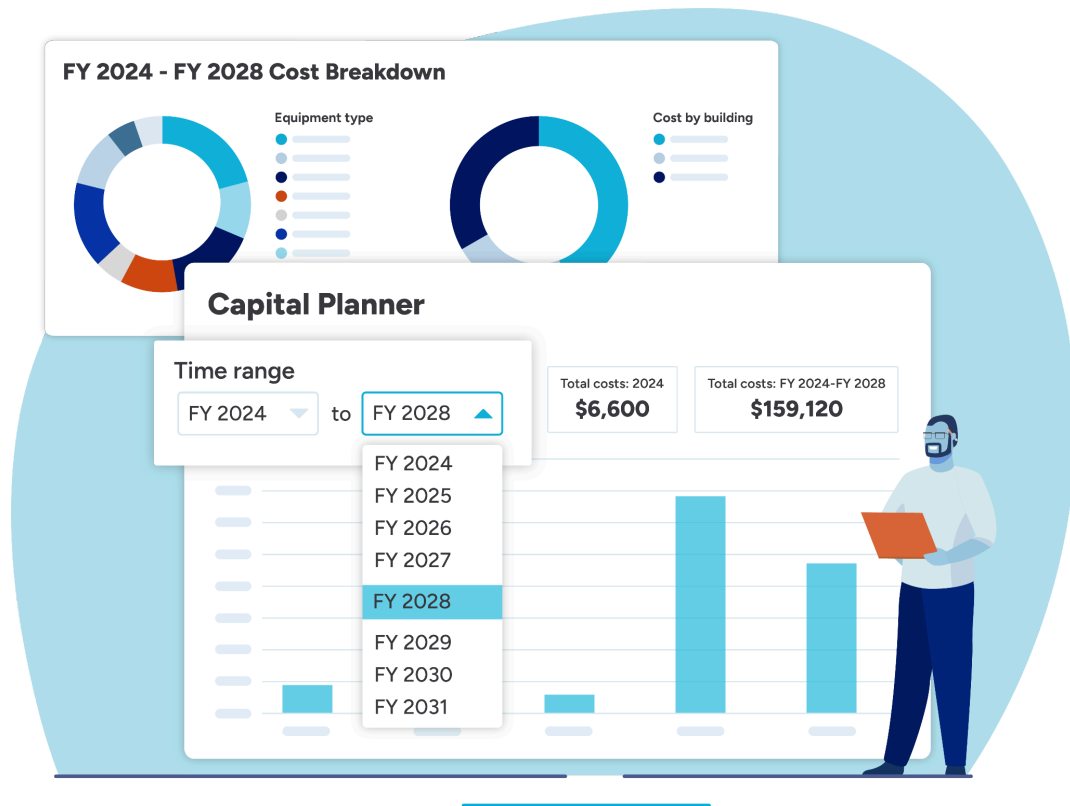| Equipment Item Tag	Target Replacement Date	Current Equip Age	Remaining Equip Life	Replacement Cost
AC-?	01/01/2024	21.02	3	$3,000
AC-1	03/01/2035	4	14.17	$2,500
	01/01/2032	9	11	$4,000
AC-2	08/03/2044	1.4	23.6	$6,474
	01/01/2031	10	10	$3,500
	01/01/2021	24.02	0	$13,500
AC-2 > HP-2	08/03/2044	1.4	23.6	$3,000
	01/01/2022	24.02	1	$6,500
AC-3	01/01/2032	9	11	$6,500
AC-4	01/01/2032	9	11	$6,500
AC-5	01/01/2032	9	11	$6,500
Academic HVAC Controls	01/01/2031	20.01	10	$55,000
AH-1	01/01/2046	5	25.02	$12,500
AH-1 > HP-1/1	01/01/2036	5	15	$4,000
AH-1 > HP-1/2	01/01/2036	5	15	$4,000
AH-1 Lobby	01/01/2024	20.01	3	$5,000
AH-1 Lobby > HP-1 Gym	01/01/2024	20.01	3	$9,000
AH-2	01/01/2031	10	10	$8,000
AH-2 > HP-2	01/01/2031	10	10	$9,000
AH-2 Class 101	01/01/2032	9	11	$5,000
AH-2 Class 101 > HP-2	01/01/2032	9	11	$4,000
AH-3	01/01/2036	10	15	$5,000
AH-3 > HP-3	01/01/2031	10	10	$4,000
AH-4	01/01/2029	20.01	8	$6,000
AH-4 > HP-4	01/01/2020	31.02	-1	$6,500

1 2 3 4 5 6 7

Capital Planner

Our Professional Services team ensures your Capital Planner module is populated with actionable data collected during the on-site assessment. By collecting and analyzing detailed asset information, we provide your organization with a strong foundation for long-term capital planning and financial sustainability.

As part of our service, we:

- **Gather detailed information** about each asset, including its manufacturer, model number, serial number, and capacity, to build a comprehensive asset inventory.
- **Conduct a lifecycle analysis** by calculating the estimated useful life, date of installation, and estimated date of replacement to provide a clear understanding of each asset's operational timeline.
- **Provide comprehensive capital asset data** by calculating estimated replacement costs for each asset.

Your organization can then use this data to develop a long-term capital plan by projecting asset replacement costs and aligning them with future budget allocations. Capital Planner provides clear visibility into future asset replacement costs and upcoming project costs against projected budgets, ensuring financial readiness and long-term sustainability.

- **Improve financial planning** by providing a clear overview of future capital expenditures.
- **Support long-term strategic goals** by aligning capital investments with organizational and community priorities.
- **Enhance data-driven capital investment decision-making**, ensuring resources are allocated effectively.
- **Improve community and organization conditions** by promptly addressing issues.
- **Mitigate unexpected asset failure risk** by identifying potential replacement costs and planning accordingly.
- **Track detailed information** about each asset, including installation costs, estimated replacement dates, and replacement values, to provide a clear asset inventory.

FY 2024 - FY 2028 Cost Breakdown

Equipment type

Cost by building

Capital Planner

Time range

FY 2024 to FY 2028

FY 2024
FY 2025
FY 2026
FY 2027
FY 2028
FY 2029
FY 2030
FY 2031

Total costs: 2024	Total costs: FY 2024-FY 2028
$6,600	**$159,120**

Capital Planner

Time range

FY 2024 to FY 2028

$700,000
$600,000
$100,000
$500,000
$400,000
$300,000
$200,000
$100,000
$0

FY 2024 · FY 2025 · FY 2026 · FY 2027 · FY 2028

FY 2024 Costs/Funds

Upcoming asset replacment costs: **$45,000**

Replaced asset costs: **$15,000**

Capital project spent costs: **$30,000**

Capital project unused funds: **$135,000**

Available funds: **$225,000**

Equipment

QR code	Tag	Type	Building	Location	Replacement asset value	Estimated useful life
	Chiller 1	Chiller	FMX Recreation Center	Chiller Room	$570.00	2 years, 8 months
	Boiler Recirculation Pump 1	Pump	FMX Recreation Center	Boiler Room	$3,400.00	1 year, 5 months
	Boiler Recirculation Pump 2	Pump	FMX Recreation Center	Boiler Room	$1,700.00	1 month
	Boiler Feed Water Pump 1	Pump	FMX Recreation Center	Boiler Room	$1,500.00	-2 months
	Boiler Feed Water Pump 2	Pump	FMX Recreation Center	Boiler Room	$1,700.00	6 months

Asset Tagging

As part of this service, our Professional Services team will tag each asset with a unique QR code.

Your organization will then be able to utilize these QR codes and asset data, acting as a holistic digital catalog of all of your assets and equipment.

- Quickly pull up details on each asset by scanning QR codes.
- Help vendors resolve issues faster by providing them with all the details they need to find and service an asset.

QR code	Tag	Type	Building	Location		
	Condensing Unit 3	HVAC	High School	Cafeteria 1	-	
	AC 1	HVAC	High School	Gymnasium	-	
	AC 2	HVAC	High School	Art Room	-	

Interactive Mapping*

As part of our service, our team will upload supplied floorplans into the FMX Interactive Mapping Module, collect detailed asset location data during the onsite assessments, and map each asset on your interactive maps to create a complete view of your facilities.

Once this work is completed, your organization can use these interactive maps to help you locate assets, work, events, and more throughout your organization's physical space.

- **Save time** and inform efficient maintenance routes with proper asset and location documentation.
- **See a holistic view of your organization** by viewing equipment, inventory, resources, buildings, users and more on maps.
- **Quickly train** new or seasonal employees and 3rd party vendors/contractors on equipment location to decrease training costs.
- **Increase interaction speeds** during emergencies to ensure safety and limit damage since users can quickly filter to find critical equipment to shut down to prevent major issues.
- **See upcoming work and events on the map**, to quickly dispatch technicians and avoid conflicts.

Interactive mapping requires the purchase of an Interactive Mapping Module

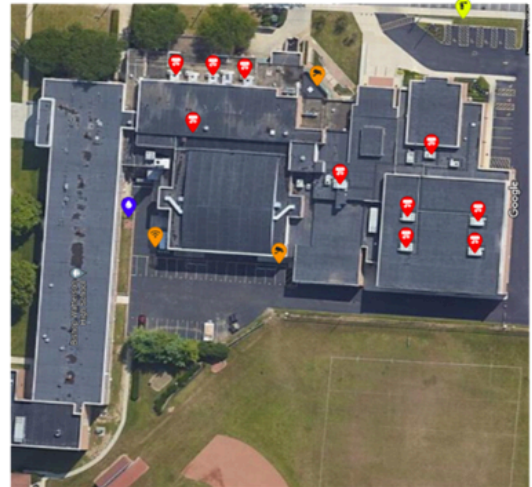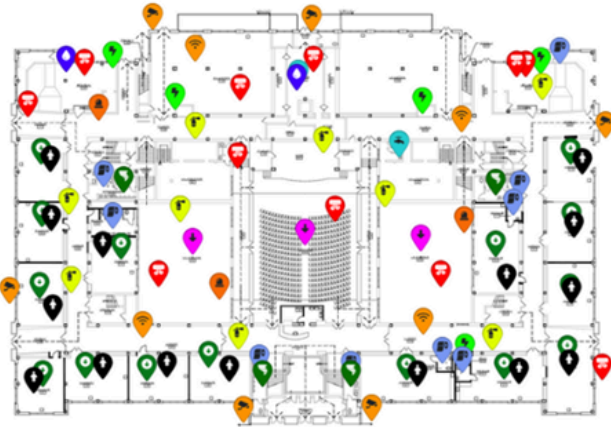# First Floor

Search pins...   Filter ▾

AED	⌄
Bathroom	⌄
Classroom	⌄
Electrical	⌄
Fire Safety	⌄
Fire Safety-non asset	⌄
HVAC	⌄
Plumbing	⌄
Rentable Space	⌄
Security Camera	⌄

Edit map

Items Assessed

Scope items	Photos taken*	Condition assessed	Replacement cost estimated	Replacement date estimated	QR code applied
All items below are to be collected to support the build out of the clients FMX CMMS system. For each respective item the collected material may include: Model Number, Serial Number, Asset ID, Printed Label ID, Capacity, Condition, Photographs, Installation Date, Service Lifespan, Estimated replacement cost, Estimated replacement date, and location plotted on a floorplan. Please note: Scope items in **Blue** are system level only. For this, all system items are generalized into one asset per building to represent the system and associated data as a whole					
HVAC					
Air Handling Units	✓	✓	✓	✓	✓
Boilers	✓	✓	✓	✓	✓
Chillers	✓	✓	✓	✓	✓
Chilled and Hot Water Circulation Pumps (1HP+)	✓	✓	✓	✓	✓
Cooling Tower Pumps	✓	✓	✓	✓	✓
Cooling Towers	✓	✓	✓	✓	✓
Energy Recovery Units	✓	✓	✓	✓	✓
Make Up Air Units	✓	✓	✓	✓	✓
Condensing Units	✓	✓	✓	✓	✓
Packaged Units	✓	✓	✓	✓	✓
Heat Pumps	✓	✓	✓	✓	✓
Furnaces	✓	✓	✓	✓	✓
Split Systems	✓	✓	✓	✓	✓
Floor Unit Ventilators	✓	✓	✓	✓	✓
VAV Boxes, Fan Coil Units, Unit Ventilators, and Unit Heaters - System Level		*System level based on customer supplied information*	✓	✓	

Electrical					
Main Distribution Panel	✓	✓	✓	✓	✓
Emergency Backup Generator	✓	✓	✓	✓	✓
Switchgear	✓	✓	✓	✓	✓
Automatic Transfer Switch	✓	✓	✓	✓	✓
Motor Control Center	✓	✓	✓	✓	✓
Transformers - Primary Service	✓	✓	✓	✓	✓
Elevators	✓	✓	✓	✓	✓
Emergency Lights and Lighted Exit Signs - System Level		✓	✓	✓	
Branch Wiring - System Level		✓	✓	✓	
Plumbing					
Backflow Preventer	✓	✓	✓	✓	✓
Domestic Booster Pump	✓	✓	✓	✓	✓
Domestic Hot Water Heater (40 Gallons +)	✓	✓	✓	✓	✓
Building Envelope					
Roof - System Level	✓	✓	✓	✓	
Exterior Walls - System Level	✓	✓	✓	✓	
Windows - System Level	✓	✓	✓	✓	
Interior Systems					
Flooring - System Level		✓	✓	✓	
Interior Walls -		✓	✓	✓	

System Level					
Ceilings - System Level		✓	✓	✓	
Outdoor and Landscaping					
Parking Lots	✓	✓	✓	✓	
Sidewalks	✓	✓	✓	✓	
Fire Safety and Suppression System					
Fire Alarm Panel - Main Panel	✓	✓	✓	✓	✓
Fire Pump 1HP+	✓	✓	✓	✓	✓
Sprinkler System - System Level		✓	✓	✓	
Food Service Equipment					
Walk-ins (Refrigerator and Freezer)	✓	✓	✓	✓	✓
Reach-ins (Refrigerator and Freezer)	✓	✓	✓	✓	✓
Ovens	✓	✓	✓	✓	✓
Proofers, Warmers	✓	✓	✓	✓	✓
Hot & Cold Prep Tables	✓	✓	✓	✓	✓

*If accessible and information is legible

General

During the assessment, our team will provide an inventory of fixed, visible and accessible building equipment and enter the relevant (visible and accessible) nameplate data (per the final Scope document) into FMX.

If readily available, accessible, legible, and safe, this information could include the Manufacturer, Model, Serial Number, Capacity and Age of the Major MEP equipment. Data/information detailing the condition, estimated replacement cost & replacement date, asset photos, and QR codes will be applied to items as detailed in the final Scope document.

Assets will not be turned off, unplugged, moved around, or opened in an effort to locate manufacturer data plates or equipment details. When asset information is not accessible, information will be notated as Unknown.

FAQ

What is required from my organization to provide a quote?
We simply need the following information to provide a quote:
• Number, size (square footage), and type of buildings to be assessed
• Desired assessment package
• Any custom scope items

What is required from my organization to perform the assessment?
We request that you provide access to all spaces containing equipment to be assessed, and assign a member of your staff to accompany our team. In addition, building drawings can make the process much more efficient. If these are available we will request that you provide us with them as early in the process as possible. Ideally, we would like to receive and review them prior to sending our team on-site.

How long does an assessment take?
This varies based on the scope of the assessment and package selected. A reference point would be 250,000 square foot building with the Capital Planning package. The assessment will typically require 3 days on-site and an additional week back at the office.

Is your team insured?
Yes, the assessment time is fully insured. Liability insurance certificates can be provided upon request.

Can we add items to the assessment scope?
Yes, however, fees will apply. Depending on the items being added we may also need to bring in third-party subcontractors for their expertise. FMX will manage these relationships to ensure success.

What are the deliverables?
After your assessment is complete, you will have access to all data from your FMX site. Depending on the package selected, you will also have a custom dashboard for capital forecasting (Capital Planning Package). Typically, hard copy reports are not provided as part of the standard scope. These can be added for a fee if desired.

Are travel/lodging costs included?
All travel-related expenses are included in the assessment fee.