

Large-Scale Facilities Condition Assessments

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ABSTRACT

Annual facilities condition assessments of large real property portfolios can create baseline information that drives decision support for organization-wide operations and maintenance budgets. It also directly supports priority determinations for major component renewal and overall portfolio sustainability. This is true in government, academia and the private sector.

This presentation will reveal the manpower requirements for recurring annual work cycles and will explain how the resulting knowledge base is used for facility sustainment. Attendees will learn the fundamental steps in conducting large scale and multiple location condition assessments that are proved to deliver consistent high quality results in implementation that directly benefit best value sustainment priorities.

Importance to WDSI Attendees

Irrespective of new construction paradigms and programs, most large facilities and infrastructure portfolios decline largely due to budget constraints. Thousands of buildings and their supporting systems have not received adequate periodic maintenance or timely major building component renewals and replacements.

Planning for portfolio sustainment requires that organizations evaluate their existing inventory of facilities with recurring frequency; a portfolio-wide snapshot should be accomplished to provide predictable, high quality and useable information. However, most large organizations have been challenged in this regard because most condition assessment processes are too slow, too expensive or too inaccurate to be applied to an entire portfolio at once and with confidence. As a result, portfolio-wide data is often non-existent or is aging to the point of obsolescence.

Most organizations understand the value of repeatable processes that can be accomplished at extremely low costs and with predictable high quality results. Most large public and private organizations need to implement an information gathering, validation and decision support system that uses a proven and sustainable methodology. This presentation will showcase a process that has been used successfully for well over a decade. Constructs for this work all exist within the public domain and can be used by any group.

