

Six steps for effective Capital Planning

Use facility assessments to evaluate spaces, building systems and assets across your entire enterprise.

The most effective capital planning starts with a comprehensive understanding of your current infrastructure. And that understanding starts with a thorough facility condition assessment (FCA) – one that evaluates spaces, building systems and assets across the entire enterprise.

To perform the most effective FCA, follow these six steps:



Step: Establish assessment criteria and standards

Start by creating an “apples to apples” assessment for your systems and structures. Choose a tool that uses industry-standard UNIFORMAT building system classification structures for the definition of building systems. It is important to define unique structures, too. An assessment will also need to set additional standards for opportunity/deficiency codes, repair codes, severity codes, priority codes and service codes, and utilize shared procedure libraries to define inspection standards and plans.



Step: Create and apply system cost models

Create a cost-model template for your building types, and allow your users to apply building system models to individual building records. This will enable consistency across the entire portfolio. You can also apply a high-level assessment across your entire portfolio. This allows you to focus physical inspections and reduce the need and cost associated with full-building assessments.



Step: Assess buildings and building systems

Whether it is a one-time, recurring or continuous inspection, you need to assess, identify and record the physical and functional condition of your organization’s facilities and associated systems. As you make these assessments, you should integrate the results into a solution, such a Maintenance or Project management program, that enables condition-based maintenance program to be managed as a continuous improvement initiative.



Step: Accurately estimate costs with RSMeans data

Capital planners and maintenance managers often work with faulty estimates because they lack accurate unit and assembly cost data. For example, information that doesn’t accurately represent locally-sourced material or labor can lead to unreliable estimates. That’s why you should use industry-standard RSMeans unit price and assembly data, as well as similar systems worldwide. With that data, you can generate accurate cost information for evaluation and prioritization of construction and remediation projects.

The Optimum Building Infrastructure

For many organizations, capital projects revolve around their existing building infrastructure. Those projects, however, go far beyond creating better outside facades or installing new HVAC systems.

Today, a building infrastructure is at its best when it consistently delivers:

- Uninterrupted facility operations
- An engaging, productive work environment
- Continuously improving environmental performance
- Always-safe working conditions
- Capital asset preservation and enhancement

It’s a tall order, and one that requires you to decide how to spend valuable—and finite—resources. It means answering tough questions, like “what places, systems or processes need my immediate attention – and what can safely wait?”



Step: Analyze and prioritize capital opportunities and projects

To create the most strategic, robust capital projects plan, let data drive your decisions. Select and use advanced reporting tools that allow you to analyze deferred maintenance items and component renewal dates for a single building, selected buildings, or the entire portfolio. You also need access to cost vs. condition impact analysis models to make investment decisions. With this type of information, you can focus on improved decision-making, prioritize projects, establish timelines, and create an on-going maintenance plan.



Step: Execute maintenance and environmental remediation projects

Once you've completed your condition-based assessments and analysis, create a common repository that feeds directly into your facility lifecycle management process. Ideally, you can make automatic updates to FCI/SCI calculations, as well as facility and building system data when projects or tasks are completed. You should also pre-define key performance metrics and analyze progress against goals, across locations, geographies and organizations with time-trend graphical views.

Talk to one of our experts

Consider these six steps as you build out your capital plans so that you can execute projects and work tasks in the most strategic order.

[Schedule a consultation.](#)

Interested in conducting your own Facilities Condition Assessments?

Consider IBM TRIRIGA

IBM TRIRIGA offers a Facility Assessment and Capital Planning module to help conduct their own FCAs. Capture and prioritize the information you need, from initial inspection standards to “what if” funding analysis and everything in between. It’s the right tool for today’s IBM TRIRIGA real estate and facility management professionals. [Learn more.](#)

© Copyright IBM Corporation 2019

IBM Corporation
New Orchard Road
Armonk, NY 10504
Produced in the United States of America 2019

IBM, the IBM logo, ibm.com, and IBM TRIRIGA are trademarks of International Business Machines Corp., registered in many jurisdictions worldwide. Other product and service names might be trademarks of IBM or other companies. A current list of IBM trademarks is available on the web at “Copyright and trademark information” at www.ibm.com/legal/copytrade.shtml.

This document is current as of the initial date of publication and may be changed by IBM at any time. Not all offerings are available in every country in which IBM operates.

All client examples cited or described are presented as illustration of the manner in which some clients have used IBM products and the results they may have achieved. Actual environmental costs and performance characteristics will vary depending on individual client configurations and conditions. Contact IBM to see what we can do for you.

THE INFORMATION IN THIS DOCUMENT IS PROVIDED “AS IS” WITHOUT ANY WARRANTY, EXPRESS OR IMPLIED, INCLUDING WITHOUT ANY WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE AND ANY WARRANTY OR CONDITION OF NON-INFRINGEMENT. IBM products are warranted according to the terms and conditions of the agreements under which they are provided. The client is responsible for ensuring compliance with laws and regulations applicable to it. IBM does not provide legal advice or represent or warrant that its services or products will ensure that the client is in compliance with any law or regulation.

