

HENNEPIN COUNTY PROPERTY SERVICES FACILITIES CONDITION ASSESSMENT

With 150 buildings and over 4,000,000 gross square feet, Hennepin County Property Services (HCPS) had its hands full trying to keep all of their facilities in good condition on a day-to-day basis, let alone having each Facility Manager keep a rolling ten-year plan accurate for each of their buildings.

HCPS came to RSP i-SPACE to perform a Facilities Condition Assessment on two of the county's branch libraries. Using our experienced professionals, methodology, and scalable, standards-compliant Facilities Condition Assessment tool, we produced an integrated report that graphically displayed the condition of each building's components in a "red/yellow/green" stoplight diagram, along with the cost of deferred maintenance for each of the deficient systems over a 2-5-10 year time-span.

The client was delighted with the results and saw the value in comparing all of their facilities in this simple and consistent manner; hence requested that we perform a Facilities Condition Assessment on all their buildings, incorporating them into our database tool.

After producing the initial integrated report showing the stoplight diagram and cost of deferred maintenance for all 150 buildings, the graphic presentation was so compelling that the County Commissioners felt confident in approving 4.5 million dollars of capital funding to "Get rid of all the reds on the stoplight diagram!", monies for which the Asset Preservation Project Manager had been requesting for years, yet weren't able to convey the urgency of the request.

Now that all issues are documented in our Facilities Condition Assessment system, capital budget preparation from that time forward is a 'slam-dunk.' The Asset Preservation Manager prints out a report across all facilities listing any issues noted where Life Expectancy is less than 5 years, and turns all of those into capital projects for the budget year. We also incorporated each Facility Manager's 10-year Plan into this same database, which was formerly kept as a separate—and unsynchronized document.

RSP i-SPACE's Facilities Condition Assessment process has become "invaluable for our ability to accurately predict upcoming capital budgeting needs"

- Bruce Lightner,
PM County-wide Asset Preservation