

WHY ARE FACILITY CONDITION ASSESSMENTS (FCAS) VALUABLE TO YOUR SUSTAINABILITY EFFORTS?

RothNotes
series

Sustainability is a broad concept that focuses on energy, greenhouse gas (GHG) reductions, and cost efficiency. At Roth IAMS, we leverage over 23 years of expertise to help institutions across North America achieve these sustainability goals through effective facility and infrastructure asset management.



This RothNotes guide provides a concise overview of how Facility Condition Assessments (FCAs) play a crucial role in driving sustainability efforts on campuses.

An FCA can help you:

- Defining Sustainability Goals
- Identify clear objectives for energy and GHG reductions.
- Establish both short-term and long-term goals.
- Determine success metrics and available funding.
- Use energy audits to assess each facility's path forward.



Types of Energy Audits

ASHRAE Level 1:

- Walkthrough Energy Audit
- Brief on-site survey and analysis of energy bills.
- Identifies low-cost/no-cost savings and potential capital improvements.

ASHRAE Level 2:

- Energy Survey and Engineering Analysis
- Detailed building survey and breakdown of energy use.
- Identifies practical savings measures and capital improvements.



ASHRAE Level 3:

- Detailed Analysis of Capital-Intensive Modifications
- Focuses on capital-intensive projects with detailed cost and savings analysis.

How to Measure Success?

- Implement individual facility metering to validate efforts and predict savings.
- Consider sub-metering equipment for more detailed data.



The Role of Integrated Asset Management

- Align business objectives with asset management strategies.
- Encourage collaboration between sustainability, capital planning, and facilities operations.
- Aim for performance, operational, and capital planning excellence.



How to Create a Sustainability Plan

- Consider the future of each facility and its components.
- Align goals with other departments and seek additional funding sources.
- Utilize FCAs to determine building investment or demolition decisions.
- Integrate sustainability initiatives with renewal timing for maximum impact.

FCAs are instrumental in aligning sustainability goals with asset management strategies. By clearly defining objectives, utilizing various levels of energy audits, and measuring success through detailed metering, campuses can effectively reduce energy use and GHG emissions. An integrated approach involving collaboration across departments ensures that sustainability initiatives are practical and impactful, ultimately leading to operational and performance excellence.

For more insights and guidance on sustainability and facility management, connect with Roth IAMS through our website or contact us directly.