

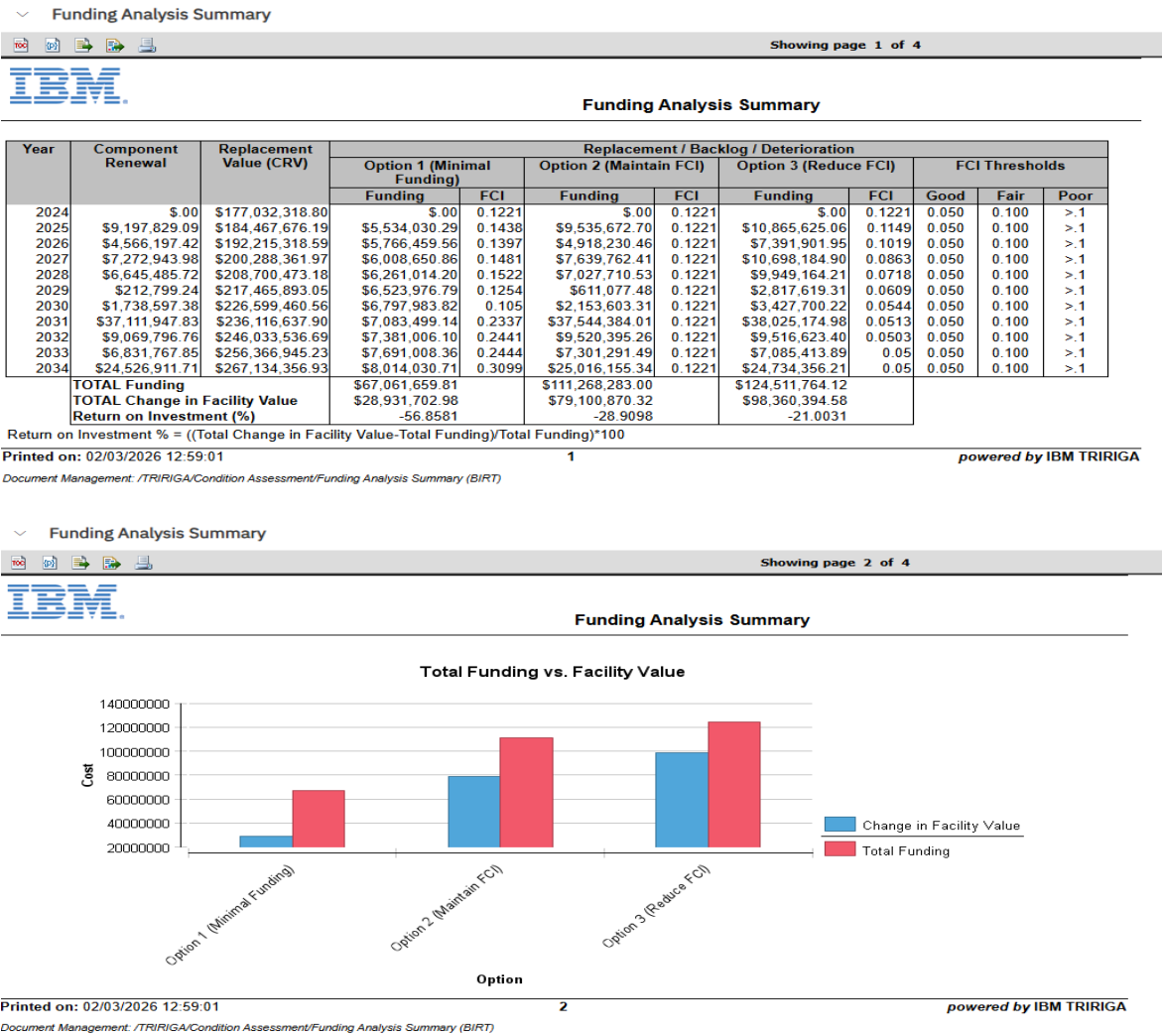
IBM MREF Facility Condition Assessments



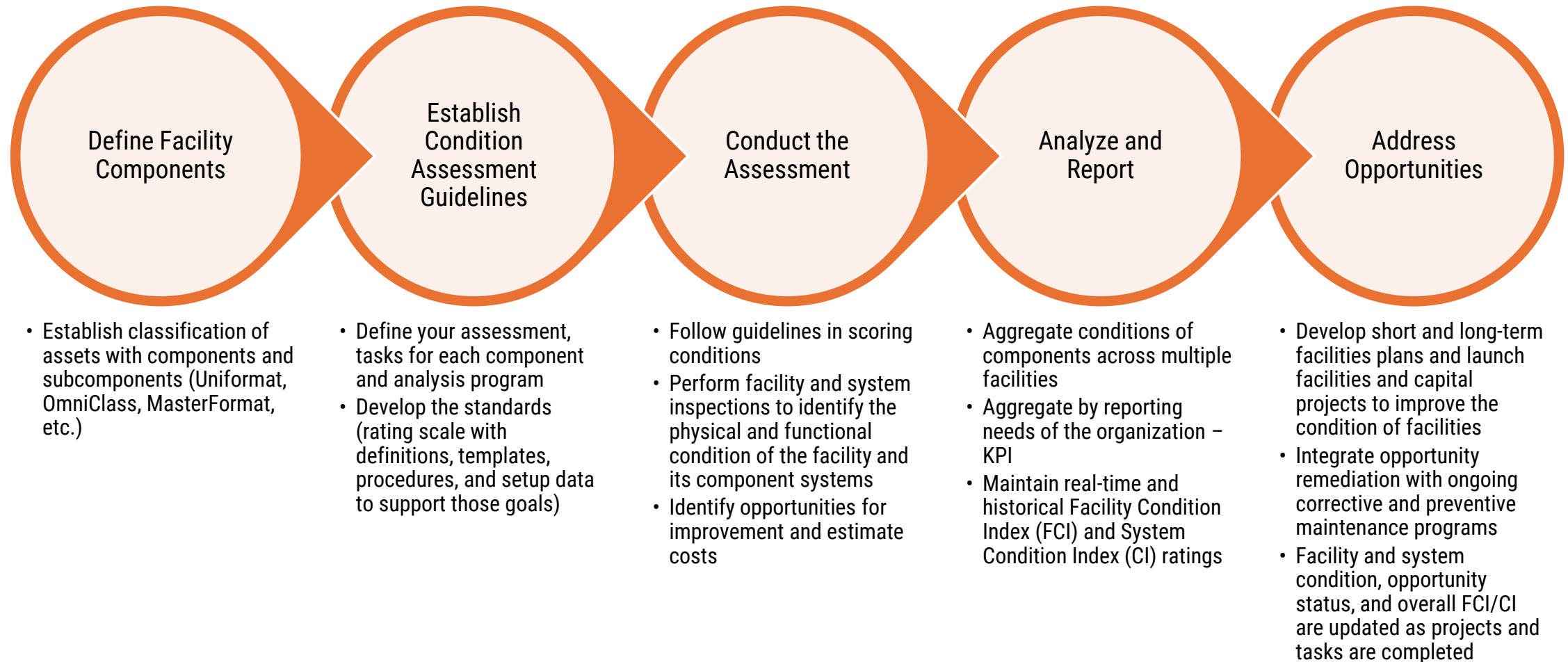
- Facility Condition Assessment Analysis
- Overview of Facility Condition Assessment Process
- Process Components
- Inspection Process
- Opportunities & Funding

IBM MREF Facility Condition Assessment Analysis

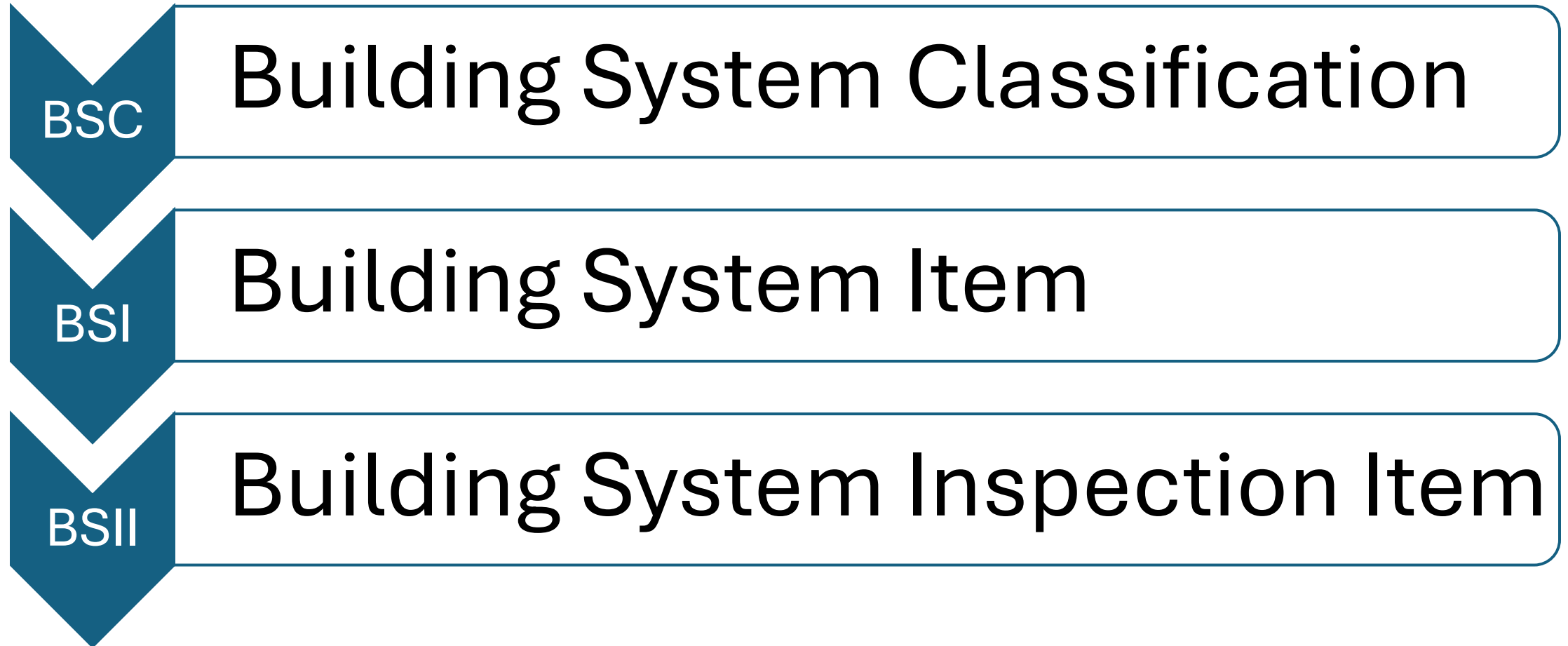
- Forecast component renewal based on target FCI
- Project FCI scores over time based on funding



Overview of Facility Condition Assessment Process



Process components of IBM MREF Facility Condition Assessment



Process components of IBM MREF Facility Condition Assessment

BSC

Template used for creating Building Inspection Items

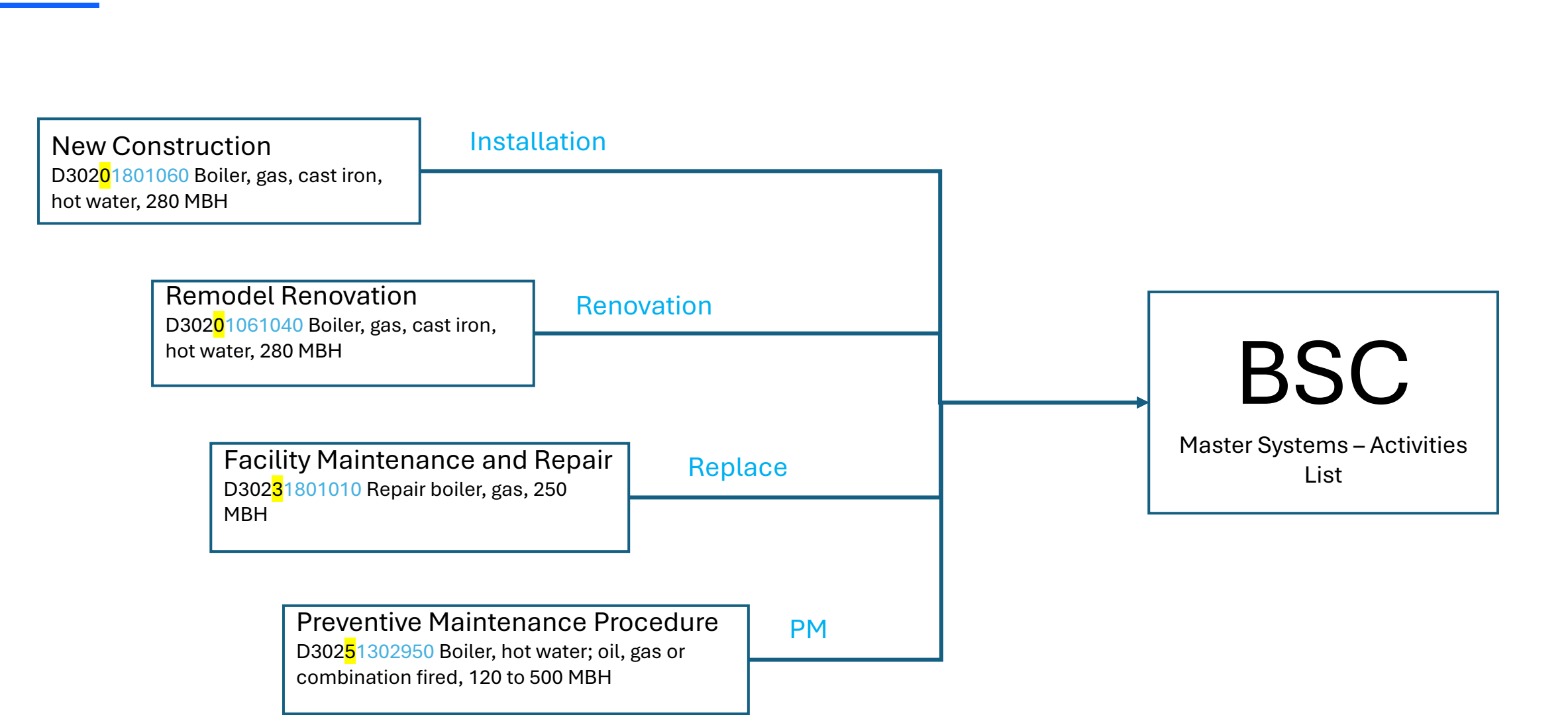
BSI

Asset or collection of assets where the condition is being tracked

BSII

Used to collect inspection data for tracking asset conditions

Assembly Library - Unifomat II/RSMeans[®] - Gas Boiler 250 MBH



IBM MREF Facility Condition Inspection Process

Create Inspection Requests

Create Inspection Request

BuildingCharlotte Watson Center

Floor

Room

OrganizationFacility Engineering

Inspection RequestedCondition Inspection - Task

Requested Date02/03/2026

Service Request

Items Selected: 1

Name	Description
Condition Inspection - ...	Condition Assessment handled as a Project
Condition Inspection - ...	Condition Inspection. Creates Task per Service Plan

Items per page: 101 - 2 of 2 items1 of 1 pages

Describe Your Request

Inspect boiler

Building System Item

ID	Name	Building System Class	Location
1000599	BOILER-002	D30201061040 Boiler, Ca...	Charlotte Watson Center

Perform Inspections

Building System Class

Building System ClassD30201061040 Boiler, Cast Iron, Gas, Hot Water, 280 MBH

Details

Inspected ByService Technician 1

Inspection Date01/02/2026

Current Estimated...1 each

Revised Quantity1 each

Current Estimated...100 percent

Revised Remaining Life100 percent

Current System Deterioration...0 percent

Revised System Deterioration...b percent

Assessment Constant

Criticality	07 - High disruption. Some portion of performance l...	-5
Probability of Failure	04 - 1/1000 Occasional failure rate	-1
Parts Availability	5 - Typical repair parts are standard shelf items w/o...	20
Servicability	5 - Full Access ground level no special tools require...	2
Energy Efficiency	3 - Has monitoring capability but no controls	1
Observed Condition	4-Poor Condition - Excessive wear and tear - Some...	0

Find Opportunities (Deficiencies)

Maintenance / Facility Assessment / Manage Opportunities

Current Opportunities

	Opportunity Type	Location	Priority	Estimated Repair Cost	Building System Item
☐	Contains	Contains	Contains	Less Than	Contains
☐	Environmental	Charlotte Watson Center	1 - Critical failure is immin...	\$496,250.00	D30 - HVAC
☐	Deficiency	Charlotte Watson Center	1 - Critical failure is immin...	\$88,957.50	C30 Interiors - Wall, Floor
☐	Deficiency		1 - Critical failure is immin...	\$34,958.00	D20 - Plumbing
☐	Deficiency		1 - Critical failure is immin...	\$12,773.00	E10- Equipment
☐	Deficiency	Hong_Kong_Watson_Center	2 - Will become critical in ...	\$10,023,007.55	C30- Interior Finishes
☐		Charlotte Watson Center	2 - Will become critical in ...	\$4,021,020.00	B10 - Superstructure
☐	Deficiency	Sao Paulo Watson Center	2 - Will become critical in ...	R\$1,114,712.76	D50 Electrical
☐	Deficiency		2 - Will become critical in ...	\$523,798.00	C10 - Interior Construction
☐		Charlotte Faraday Center	2 - Will become critical in ...	\$451,920.00	D20 - Plumbing
☐	Environmental	Einstein Building	2 - Will become critical in ...	\$380,617.66	B20 - Exterior Enclosure
☐	Deficiency	Charlotte Watson Center	2 - Will become critical in ...	\$225,000.00	D10 Conveying
☐	Deficiency	Charlotte Watson Center	2 - Will become critical in ...	\$200,000.00	D30 - HVAC
☐		Charlotte Watson Center	2 - Will become critical in ...	\$180,000.00	D10 Conveying
☐	Deficiency	Frankfurt Watson Centre	2 - Will become critical in ...	EUR165,743.93	C30- Interior Finishes
☐	Environmental	Einstein Building	2 - Will become critical in ...	\$110,000.00	D30 - HVAC
☐	Deficiency	Charlotte Watson Center	2 - Will become critical in ...	\$108,000.00	C30 Interiors - Wall, Floor
☐	Deficiency	Charlotte Watson Center	2 - Will become critical in ...	\$93,519.50	C30- Interior Finishes
☐	Deficiency	Charlotte Watson Center	2 - Will become critical in ...	\$90,000.00	C10 Interiors - Partitions, ...
☐	Deficiency	Charlotte Watson Center	2 - Will become critical in ...	\$62,434.50	C30 Interiors - Wall, Floor
☐	Environmental	Charlotte Watson Center	2 - Will become critical in ...	\$60,000.00	B20 - Exterior Enclosure

Inspection Request

Inspection Performed

Opportunities Identified

Understanding FCI/CI Calculations

FCI and CI defined:

- Facility Condition Index (FCI) and Condition Index (CI) are the industry standard calculations used to determine the condition of a facility
- Condition Index (CI) is an industry standard measurement used to track the condition of a facility, group of facilities or systems within a facility
- Facility Condition Index (FCI) is an implementation of the CI applied to a facility, building or structure

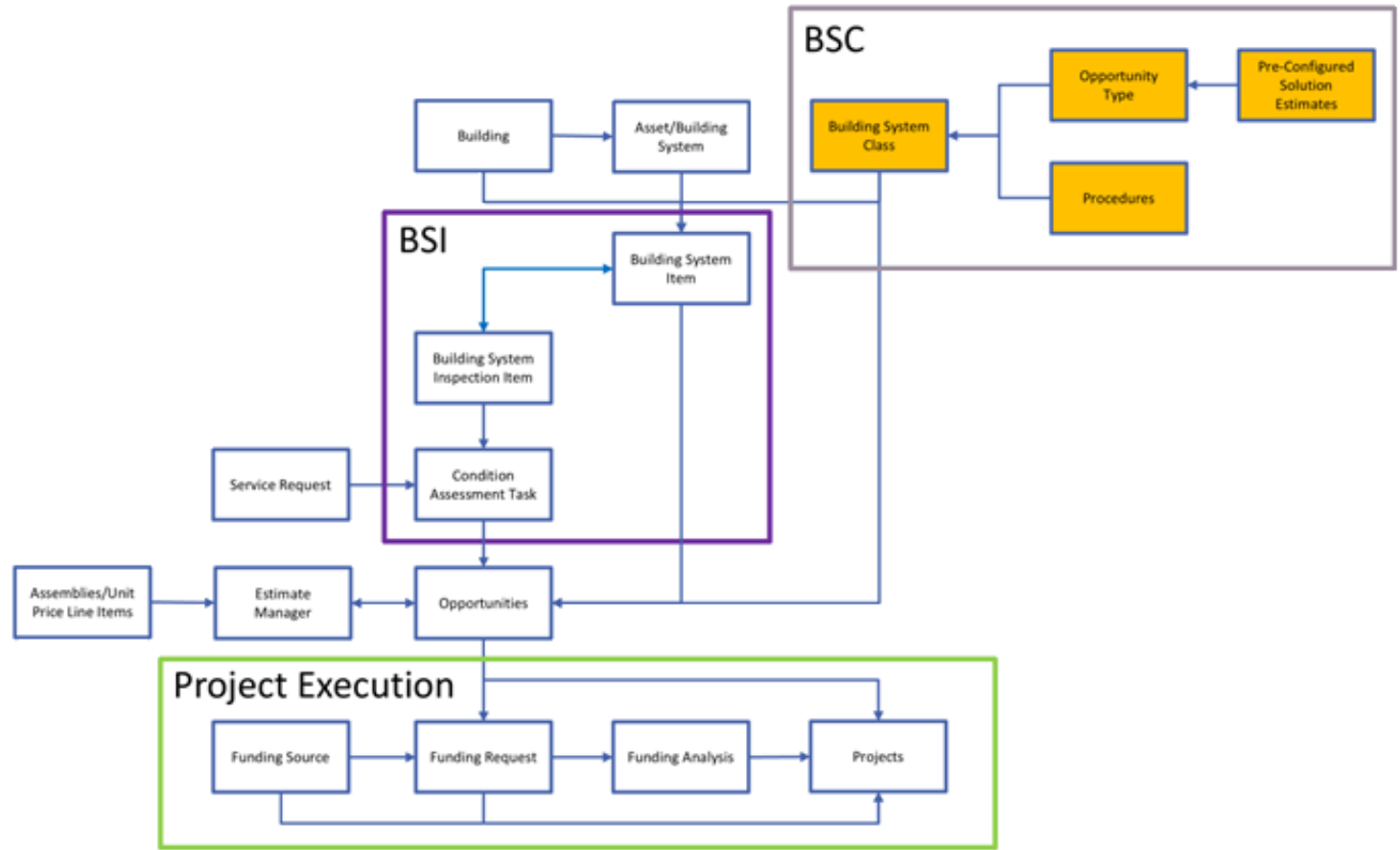
Facility Condition Index or Condition Index (FCI/CI) Calculation

$$\text{FCI/CI} = \frac{\text{Total Cost of Existing Deficiencies (Opportunities)}}{\text{Current Replacement Value}}$$

(Current Replacement Value = Replacement Cost of Facility x System % of Facility Cost)

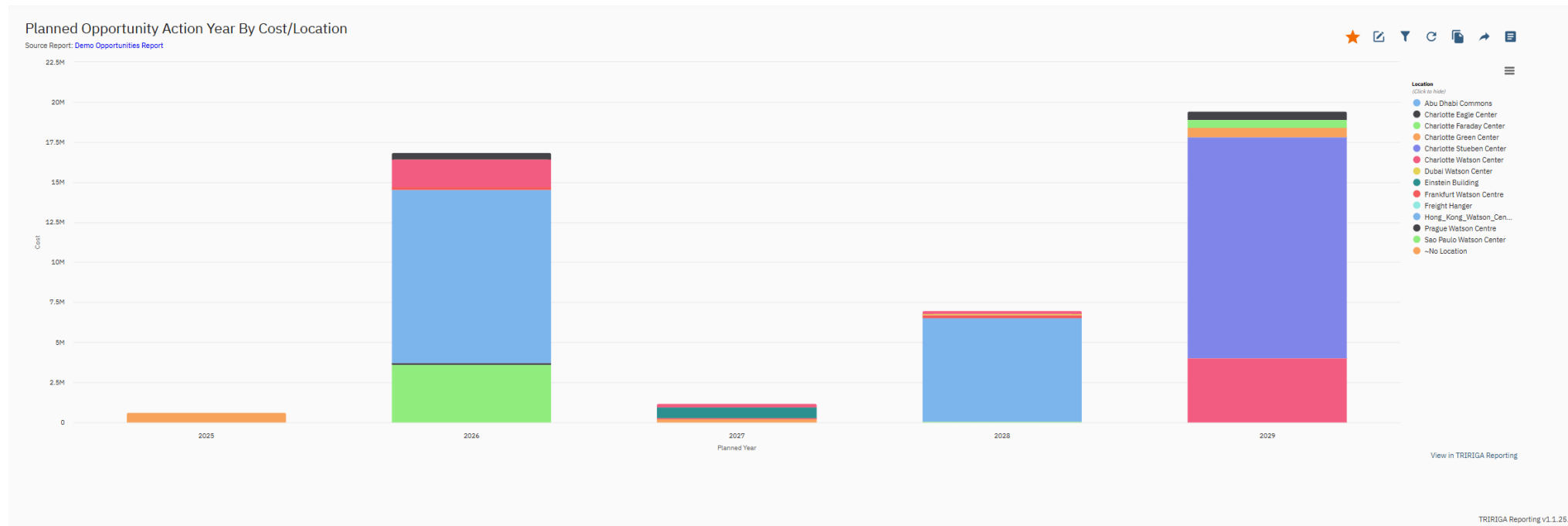


BSC, BSI & BSII Data Model



IBM MREF FCA Opportunities & Funding

- Identify opportunities by asset, location, and priority
- Group by planned action year and scoring
- Generate funding requests



Next Steps

YOUR CONTACT



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Reach out directly to scope a Facility Condition Assessment for your portfolio, or to walk through the MREF process in more detail.

BOOK A DEMO



Request a Condition Assessment demo

Scan the QR code to book a free, no-obligation session — live FCA data, asset condition scoring, and capital-planning output in Maximo.