



FACILITY CONDITION ASSESSMENT



BUSH TERMINAL/PROPERTY CONDITION ASSESSMENT
NEW YORK, NY

Facilities | Property/Facility Condition Assessments

Whether you are buying, selling, or holding your real estate assets, Terracon's expert facility assessment professionals can identify existing deficiencies, predict future system repairs and replacements, and forecast maintenance costs and future capital expenditures to improve your market position and allocation of operating capital.

To make informed decisions on your real estate investment, securing a thorough analysis of the facility and its current and future needs is an important step.

Property Condition Assessment (PCA)

A PCA is conducted as part of a real estate transaction. Performed to ASTM 2018 standards, a PCA is a documented visual review of each of the property's systems to assess conditions and determine capital expense requirements for maintaining, repairing or replacing identified systems, typically within a specified time frame. Documentation and recommendations are provided so you can make informed decisions when considering the purchase or sale of property.

Facility Condition Assessment (FCA)

Owners of existing facilities face the challenge of providing adequate maintenance with very limited financial resources. Prioritizing maintenance and

capital expenditures can be problematic due to a number of organizational influences and operational restraints. A third-party opinion is often desired to objectively identify and prioritize projects within complex organizations.

FCAs are conducted for owners desiring an independent baseline assessment of facility assets ranging from individual building systems to multi-site portfolios. Through condition assessment and analysis by Terracon's experienced facilities professionals, asset repairs and replacements are prioritized based on collectively established customized criteria incorporating the client's specific needs. Financial analysis typically is provided within a multi-year forecast giving facility owners an optimized approach to planning their asset preservation.

Customized Applications and Reporting

Terracon often provides customized condition assessment services tailored to specific client needs including development of custom assessment tools and reports, implementing commercially available asset management software, or working within an established assessment program.

Whether your project consists of a single site or a portfolio of hundreds or

even thousands of buildings, Terracon's engineering and architectural professionals provide a solution-oriented approach to your due diligence/condition assessment needs.

All systems can be assessed and typically include:

- Accessibility
- Amenities
- Architectural Finishes
- Building Envelope
- Electrical
- Fire Protection / Life Safety
- Mechanical
- Pavements
- Plumbing
- Roofing
- Site Drainage
- Site Infrastructure
- Structural Elements
- Vertical Transportation



COBALT CAPITAL PARTNERS/
PROPERTY CONDITION ASSESSMENT
MULTIPLE LOCATIONS



MASARYK 421/PROPERTY CONDITION ASSESSMENT
MEXICO CITY, MEXICO

Why Terracon?

Resourceful. Terracon brings you value by thoroughly understanding your asset management needs and supporting those efforts as you operate and upgrade your properties/facilities.

Responsive. Drawing upon Terracon's national network of offices and resources, we can quickly mobilize to support time-sensitive PCA delivery process demands.

Reliable. We deliver consistent service and high quality through our proactive, collaborative approach, yielding systems that perform beyond exceptions and maximize your return on investment.

"The reports we receive from Terracon are detailed and very useful to evaluate the property, plan for future expenses, and negotiate...a Terracon Property Condition Assessment pays for itself."

-RANDY ROGERS, PRESIDENT, RVE INTERESTS, LTD.



ENR Rankings 2025

2024 Ranking*

- #2** Asbestos and Lead Abatement*
- #11** Top 100 Pure Designers
- #19** Top 500 Design Firms
- #44** Top 150 Global Design Firms
- #71** Top 200 Environmental Firms*



Nationwide
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