This form should be used to conduct ***Functionality Assessments*** on all *Buildings*, *Trailers*, and *Other Structures and Facilities (OSFs)* when the Status is *Operating, Standby,* or *Outgranted*.

Assessors should complete review to determine the capability to meet mission requirements to serve a designated function or use.

Functionality Assessments must occur at a minimum on a reoccurring 5 calendar year cycle, not more than 1,826 days between assessments.

**Difference between Condition and Functionality and How Does it Apply to**

**Conducting the Respective Assessments:**

***Condition*** describes the degree to which an asset and its components, assemblies, and systems are in good physical repair and in full working order.

***Functionality*** describes the degree to which a real property asset has the quality and capacity to support its intended mission.

With regards to performing condition and functional assessments: condition focuses on the physical level of repair of an asset’s existing features while functionality focuses on features an asset may need (but currently doesn’t have) in order to properly perform its intended mission. Functional needs include asset upgrades that would provide better quality, higher capacity, greater efficiency, more reliability, improved safety, and/or less risk.

When conducting a condition assessment, inspectors will look at the existing physical aspects of the asset and identify everything that is broken or is in a state of physical disrepair. The estimated cost to fix all the deficiencies noted in a condition assessment represents the asset’s Repair Needs.

When conducting a functional assessment, the assessment team will consider whether the asset is lacking any specific mission capabilities or features. During the functional assessment, it may help to imagine that the asset has no physical deficiencies, and the asset is in perfect working order (has no repair needs). The functional assessment will identify what is missing that is keeping the asset from fully supporting its mission requirements (or from doing so in a practical, efficient, or safe manner). The estimated cost to perform these functional upgrades represents the asset’s Modernization Costs.

**Note**: the FIMS data element “Overall Asset Condition” actually takes into account the results of both the condition assessment and the functional assessment. Overall Asset Condition considers how all condition and functional deficiencies may affect the performance of the asset (as well as other portfolio level real property factors such as relative mission dependency and risk tolerance). Refer to the Data Element Dictionary for detailed guidance on managing this data element.

|  |  |
| --- | --- |
| **Property ID:** |       |
| **Property Name:** |       |
| **Asset Type:** |       |
| **Property Type:** |       |

|  |  |
| --- | --- |
|  | **Meets Mission Requirements** |
| **Yes** | **No** |
| **Examples:****Quality Requirements** i.e.: Decentralizing a 15yr. old steam system to save energy **Capacity Requirements** i.e.: Adding a garage to accommodate larger equipment **Efficiency Requirements** i.e.: Replacing a 10yr. old ventilation system. **Reliability Requirements** i.e.: Installing a second feeder on a site to improve system reliability **Improved Safety Requirements** i.e.: Adding a generator backup to badging system | [ ]  | [ ]  |  |
| **Comments – What is needed to meet Mission Requirements? / Has Mission Changed?**      |

**Interviewer:**

**Date of Assessment:**

**Personnel Interviewed:**

**Date of Next FA:**

**Real Property**

**Asset Manager:**

 Print Signature

 Date