



# U.S. General Services Administration

## CASE STUDY

### DECISION INTELLIGENCE

## Building Engineering Reports (BER)

### PROJECT DETAILS

EMG has performed numerous Property Condition Assessments for the United States General Services Administration (GSA). Within each contract, EMG developed a Web-based Building Engineering Report (BER) for U.S. Courthouses, Federal Buildings, and other government properties. Please refer to the following page for more detail on these projects.

As part of the property condition assessment, EMG provided a complete and thorough visual inspection all buildings (exterior and interior), grounds, components, and existing building operational support systems for this facility in the web-based application. Repair and alteration (R&A) projects required to ensure the short-term (up to five years) operational continuity of the building and to plan for long-term (more than five years) major capital reinvestment in the building for long-term utilization were proposed.

A summary BER was also completed with cost estimates and photographs, enabling the government to plan and budget for the work required to maintain the satisfactory operation and appearance of each building. In conducting the necessary research and analysis required for this BER, EMG identified, collected, and analyzed data from GSA relating to the building and local conditions in order to provide a comprehensive plan of repairs and alterations. The GSA Web BER included the following: Executive Summary; Assessment Methodology; Facility Renewal Management; Building Description and Summary; Current Deficiency Management; and Photographs. This information was put into a database using VFA software.



### MARKET SEGMENT

Government - Federal

### SERVICES PROVIDED

Building Condition Assessment  
Capital Improvement  
Customized Database

### BUILDING TYPE

Office  
Courthouse

### DURATION

1999 - Present

### PROJECT DETAILS

Size: 10 MM+ SF  
80+ buildings  
Cost: \$2.5 million