RESOLUTE FACILITY TECHNOLOGIES LLC INDEPENDENT FACILITY CONDITION ASSESSMENTS & CAPITAL PLANNING

No surprise failures. A capital budget your board can defend. Every dollar spent in the right order.

Facility condition assessments for schools, churches, campuses, and commercial properties, delivered by a working facilities director who has run the systems he assesses and has nothing to sell you afterward.

See failures coming
Remaining life for every major system, so replacements hit the budget, not an emergency.

Defend the budget
Photos and cost estimates that show your board exactly why each dollar is needed.

Spend in the right order
Every item ranked by urgency, so limited funds protect people and buildings first.

19+ Buildings managed and maintained

10 yrs In school facilities, technician to director

$2M Annual maintenance budget managed

50+ Team members led, plus vendor networks

300k+ Square feet under management

WHAT YOU RECEIVE

The deliverable: a photo-documented condition report for every building, plus a prioritized capital plan. Each item shows its condition, remaining life, and estimated cost, with one of three priorities:
FUND NOW | PLAN | WATCH

- **Exterior and site:** envelope, roofing, parking lots, doors, exterior lighting, landscaping.
- **Interiors and life safety:** fire-code compliance, floors, ceilings, foundations, everyday wear.
- **Mechanical rooms:** condition of each major asset, from chillers to fire panels.
- **Asset forecasting:** age and remaining life for every major system.
- **Repair history:** past work on each asset checked against its condition today.
- **Team & operations review:** a candid look at your facilities team's strengths, gaps, and risks.

1 Walkthrough
I walk every building, roof, and mechanical room with your team.

2 Report
Findings, photos, condition, and remaining life for each system.

3 Board-ready plan
A costed, sequenced capital plan you can present and act on.

WHY AN OPERATOR, NOT A BIG FIRM

TYPICAL BIG FIRM OR SOFTWARE-LED	RESOLUTE
Field staff or an app collect data; someone else writes it up	**One accountable person.** The person who walks your buildings writes your plan and answers your calls.
Checklists and standard life-expectancy tables	**Operator's judgment.** Ten years running these systems as technician through director: I know what fails first, and why.
Layers of project managers and handoffs	**Fast turnaround.** Direct line to me, with no layers between you and the answer.
Assessment can feed design, construction, or equipment sales	**Independent.** I sell no construction or equipment. The plan is yours to bid however you choose.
A data dump or dashboard your team must interpret	**A plan you can act on**, sequenced and budgeted, written for decision-makers.
Engagement ends when the report is delivered	**Follow-through.** Bilingual repair guides and an app help your team fix what I find.

PROOF OF WORK

Jonathan Rice — Director of Facilities at an independent school in Tennessee. Ten years in school facilities, from maintenance technician to facility manager to director. B.S. Business Administration, MTSU (2023).

- **$2.5M capital project:** one-year new building, construction through full AV fit-out; opened July 2026.
- **2026 ice storm:** zero frozen pipes campus-wide; running trail cleared of trees.
- **School conversion:** turned a ~28,000 sq ft former juvenile detention center into a welcoming school (ADA remodels, access control, humidity remediation).
- **Student housing:** 3-story dorm, 40 student rooms + 4 family/supervisor apartments, cleaned 7 days a week and maintained under my supervision.
- **Systems that last:** built a custom BACnet-integrated CMMS and a preventive maintenance program; grew the team from 1 to 3 technicians.

AFTER THE ASSESSMENT

BuildingWrench (buildingwrench.com), which I created: **120+ free facility repair guides in English and Spanish**, plus the **BuildingWrench Pro** mobile app with the "Ask Steve" AI assistant, a Library, a Toolbox, and equipment records. Your crew gets help fixing what the report finds.

RESOLUTE
FACILITY TECHNOLOGIES

SYSTEMS I HAVE OPERATED AND ASSESSED

Chillers | Cooling towers | VRF systems | Water-source heat pumps | Rooftop units | Boiler systems (managed) | HVAC replacements | Walk-in coolers & freezers | Industrial kitchen equipment | Ice machines | Roofing systems | Fire sprinklers | Fire panels & extinguishers | Electrical systems | Lenel access control

Book a free 30-minute walkthrough call

Tell me about your buildings and what worries you. I'll tell you candidly whether a 2–3 building pilot or a full-campus assessment fits.

Jonathan Rice
Jon@resolutefacilitytech.com
615-648-9384
Nashville, TN