



# CYA...ssessment and Needs Analysis

Presented By:  
Mike Keelin



# Agenda

- The Problem
- Be Realistic
- Plan Your Asset Hierarchy
- Deficiency vs Asset Renewal
- Is a Phased Implementation Right for You?
- Leveraging All the Tools
  - AssetSync
  - Go Asset Management

# The Problem

- Wow This is Some Cool Stuff!
- Yeah, We Can Use AiM to Decide Which Projects to Do!
- Wait...Who Really Makes Those Decisions?
- Wait...What Are Our Portfolios?
- Wait...Who's Going to Decide Which Portfolios/Properties Are Most Important?
- Wait...Who's Going to Collect All this Data?
- Wait...How Do We Determine the Cost?
- What Do I Do With That Assessment We Purchased 3 Years Ago?
- Why Were We Doing this Again?
- Hmm...Think I'll Work On Something Else for Now and Come Back to This ;-)

# Be Realistic

- What Are Your Actual Goals?
  - Do You Just Need to Understand Your Deferred Maintenance?
  - Do You Need to Identify Specific Projects for a Budget Cycle?
  - Do You Need to Plan Budget Needs in Future Years?
- What Are Your Resources?
  - Do You Have the Resources to Collect Detailed Asset Renewals?
  - Do You Have the Resources to **MAINTAIN** Detailed Asset Renewal Information?!?!?
  - Do You Have the Resources to Estimate Costs?
  - Is Your Organization Willing to Pay for Cost Models?



# Plan Your Asset Hierarchy

We Recommend

- Property
  - System (Standardized Major Building Systems)
    - *Sub-System (Where Appropriate)*
      - Serialized Asset
      - Property Component
- Start at the Top

# Plan Your Asset Hierarchy

Examples of Major Building Systems

- Cooling
- Electrical
- Exterior Shell
- Grounds
- Heating
- Interior Shell
- Plumbing
- Safety/Code
- Fire Safety
- Security

# Plan Your Asset Hierarchy

## Sub-Systems

- Can Be Standardized
  - Air Handling
  - Cooling Distribution
  - Cooling Generation
  - Fire Suppression
- Could be Physical Systems
  - Fire Sprinkler Loop #1

# Deficiency vs Asset Renewal

## Assessment Deficiency

Refurbishment activities (deficiencies) are one-time, non-recurring activities that return the existing asset to its expected level of service. The Assessment Deficiency Screen enables users to track non-recurring, one-time projects for FCA and/or Capital Planning purposes.

Example: Repairing a hole in the roof



# Deficiency vs Asset Renewal

## Asset Renewal

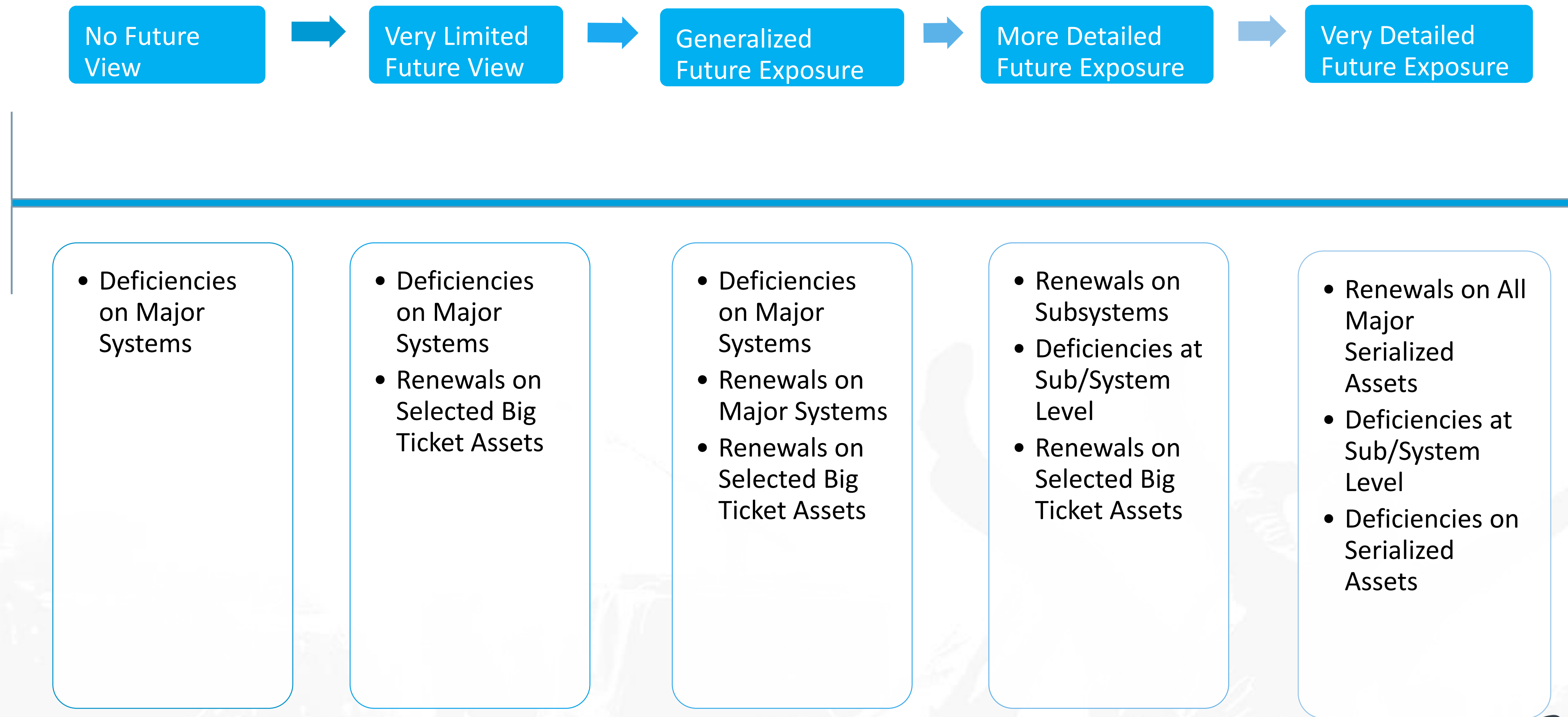
The replacement or refurbishment of an existing asset (or component of that asset) with a new asset (or component) capable of delivering the same level of service as the existing asset. A renewal activity is any work on an asset or asset component that is of a capital nature and (attempts) to bring the asset component (or asset) back to as new condition. Renewal activities are appropriate to all assets and can involve the complete replacement of the asset with the new asset providing the original (intended) level of service or a refurbishment of said asset with the same goal of delivering the expected level of service.

Example: Replacing a Roof at the end of it's Physical Life

# Is a Phased Implementation Right for You?

# Assessment Detail Spectrum

## Scope of Implementation



# Plan Your Approach

- One Building At a Time
- One System At a Time

# Plan Your Approach by Building System

An Example

- Exterior
  - Roofs – Serialized Renewals for Each Roof Sector
  - Subsystem Renewals for:
    - Doors - subsystem level renewal based on qty
    - Waterproofing - – subsystem level renewal based on lf or sqft
    - Substructure – no renewals, Deficiencies only
- Electrical
  - Renewal for major system based on sqft
  - Generators –serialized renewals
  - Transformers - serialized renewals
- Vertical Transportation
  - Elevators– serialized renewal
  - Shafts, dumbwaiters, chair lifts – no renewals, deficiencies as appropriate



# Leveraging All The Tools

- AssetSync
  - Now Supports Renewal Fields
- Go Asset Management
  - Now Supports Renewal Fields



# Thank You!

Mike Keelin

[mike.keelin@assetworks.com](mailto:mike.keelin@assetworks.com)

