

Room Assessments – Tools for Strategic Asset Management

Sam Ragusa

TEFMA Member Emeritus

***Sam Ragusa** is Director of Ragusa Asset Management and works with Aquenta Consulting as Senior Facilities Consultant. Sam was Director of Facilities Management at Griffith University from 1978 to 2007 and previously as Principal Engineer.*

Sam is an Emeritus Associate Member of TEFMA and a past president of AAPP. Sam Ragusa provides advice on Strategic Asset Management. He has particular skills matching the facilities requirements to the strategic needs of the organisation including needs analysis, space planning and management, planning for and the delivery of specialist facilities for teaching, research and administration.

Sam has over forty years' experience working in facilities management, planning and construction and has been involved across the whole range of issues which confront practising facilities professionals.

Expertise includes Strategic Asset Management; Facilities Planning and Management; Space Planning and Management; Life Cycle Cost Analysis, Condition Assessments, Maintenance Reviews; Maintenance Specifications; Contract Management; acting as Principal's Representative.

The TEFMA Facilities Audit Guideline provides a detailed methodology which can be used to make a Strategic Asset Assessment of an institution's space and facilities. If the methodology is used on an elemental basis on a room by room assessment of all the institution's buildings such an assessment methodology would provide an overwhelming amount of data which would be difficult to use productively. Moreover, the assessment would be quickly out of date.

We believe that it is more cost effective and efficient to carry out Room Assessments at a high level in order to identify those assets and issues which are of high strategic importance and of high risk and then to carry out more detailed and accurate assessments of these assets for incorporation into projects which are likely to be funded. The presentation will outline how a quick assessment can be made of Condition, Functionality, Risk and Strategic Importance to arrive at an overall Assessment Rating for a room, group of rooms or buildings. Strategic Importance of Assets is founded on the importance of the asset to the institution in order to meet its strategic objectives. Risk Assessments will include the impacts of not meeting these objectives as well as the more usual risks associated with workplace health and safety and other regulatory requirements, and business continuity. Condition is generally well understood and relates to the backlog or deferred maintenance attributed to the asset. More recently, there has been increased focus on the Functionality of space, that which used to be called "fitness for purpose" and which is more difficult to quantify. While providing a comprehensive overview, the presentation will focus on the assessment of Functionality in a way which is not overwhelming but still sufficient for providing input into strategic planning.

The results of these Room Assessments can be stored as attributes in the institution's space inventory system. By sorting against specific criteria, the process can provide a summary of the key areas which demand urgent attention and which can then be targeted for more detailed review and possible funding.