

Asset Management

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BC Housing

Agenda

1. Assessments
2. Data Management
3. Projecting Planning & Prioritization
4. Q & A



Why assess?

Provides the owner with data used to plan and prioritize capital projects

Assessment Data

Capital Plan

What is a Building Condition Assessment?

A building condition assessment (BCA) is an educated opinion of the current condition of the elements that comprise the property.

It will include opinions about years and costs for *actions* (repairs or replacements) that might occur, to keep the building in a target condition.

A BCA is meant to give the owner a general idea of condition of the building. It is a non-invasive, visual inspection.



Replacement costs

are the Current Replacement Values (CRV) for the building components or elements

Action Costs

is the cost of a project that is being planned for a particular component

Action Year

is the year in which a future project is planned

Typical “Actions”



Replace the roof ►

Paint the siding ►

Repair major foundation crack ►

Replace the windows ►

Replace the furnace ►

Replace the water heater ►

Replace the carpet ►

Paint the interior walls and etc. ►

Targeted Assessments

- ◀ Investigation of a specific building system
- ◀ Can be invasive (exploratory openings, etc...)
- ◀ Provide recommendations for remediation
- ◀ Provide more accurate project budgets
- ◀ Typically conducted and signed off by a professional (Engineer, Architect etc.)

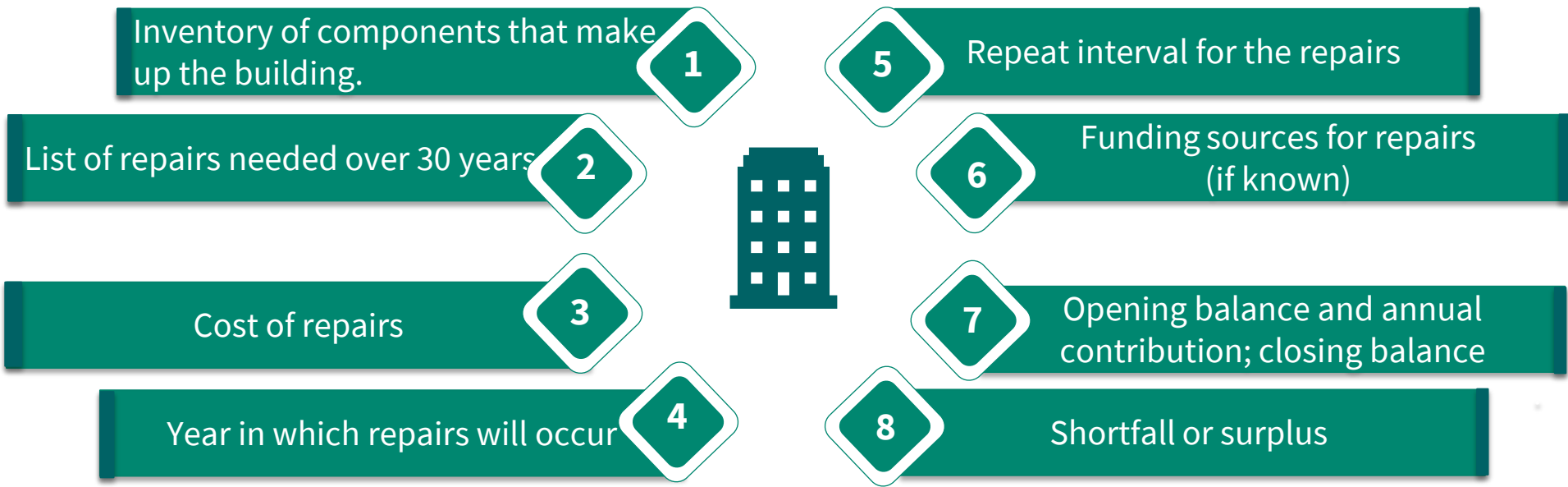


What is a Capital Plan?

A capital plan is simply a spreadsheet that contains information about future liabilities, projects and funding strategies for properties that we are responsible for over a thirty year window.



Commonalities between Capital Plans



*All of the above items are subject to change

Capital Plan Example

[illegible][illegible]

Data Management



What do I do with all of this information?

What makes good data??

- Useable
- Accessible
- Familiar
- Legible (naming conventions)
- Fresh
- Project/Maintenance Tracking
- Reporting

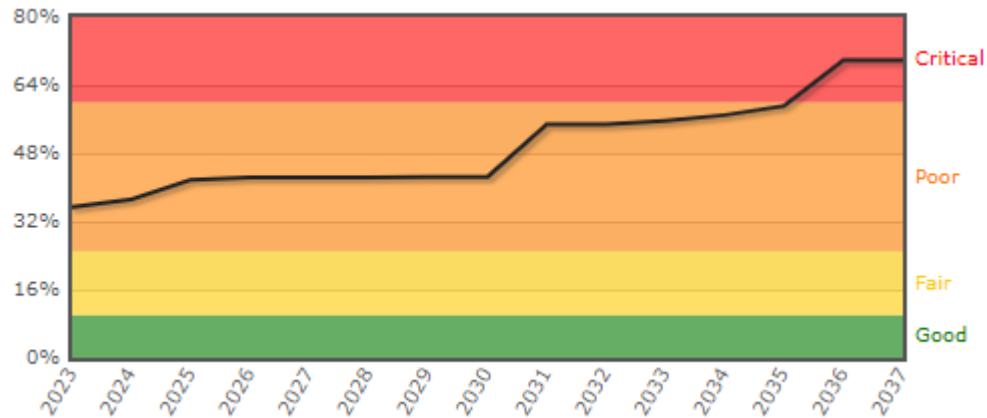


Facilities Condition Index : Calculation

$$\text{FCI} = \frac{\begin{array}{c} \text{\$ Replace} \\ \text{plumbing} \end{array} + \begin{array}{c} \text{\$ Replace} \\ \text{windows} \end{array} + \begin{array}{c} \text{\$ Replace} \\ \text{roof shingles} \end{array} + \begin{array}{c} \text{\$ Painting} \end{array} + \begin{array}{c} \text{\$ Replace} \\ \text{siding} \end{array} + \text{Etc....}}{\begin{array}{c} \text{\$ Whole building Current} \\ \text{Replacement Value} \end{array}}$$

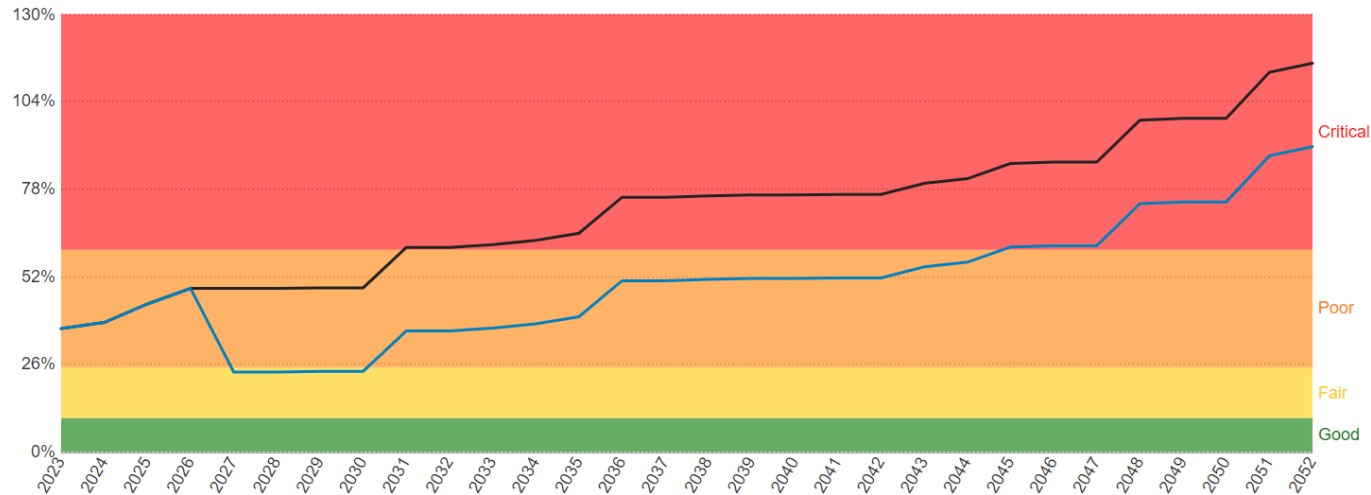
Facilities Condition Index

The quality rating from Ameresco for FCI is as follows:



Improving Facility Condition Index

This FCI graphs shows this particular building reaching a **critical** FCI by 2031 if no An investment in 2026, show a dip in FCI improved. This building will now reach a critical FCI in 2034 if no further spending happens after 2045.



Project Planning & Prioritization

SAFE

WARM

DRY

Prioritization Factors



Project Budgets

Capital projects require a budget. Ideal to be as accurate as possible. Some key factors to keep in mind when creating a budget

Consulting (prime and other)	Construction (break down by discipline)
Contingency (percentage of total budget or quantified risk)	Owner costs (insurance, hazmat survey, performance testing)

Resources



Contractors



Engineers



Building/Property Managers



Building Science Technicians



Architects



Site Staff

Final Thoughts