The 3rd Annual Federal Asset Management Policy Forum & Expo

Work Group: **Lifecycle Delivery**

Host: **RSMeans from Gordian**

Asset Leadership Network

WG Core Members

1. Senior Personal Property Manager: Al Green, DOI

2. ALN Facilitator: Bob Smith, CAI

3. Sponsor: Lisa Cooley, RSMeans from Gordian

   Dave Lewek, RSMeans from Gordian

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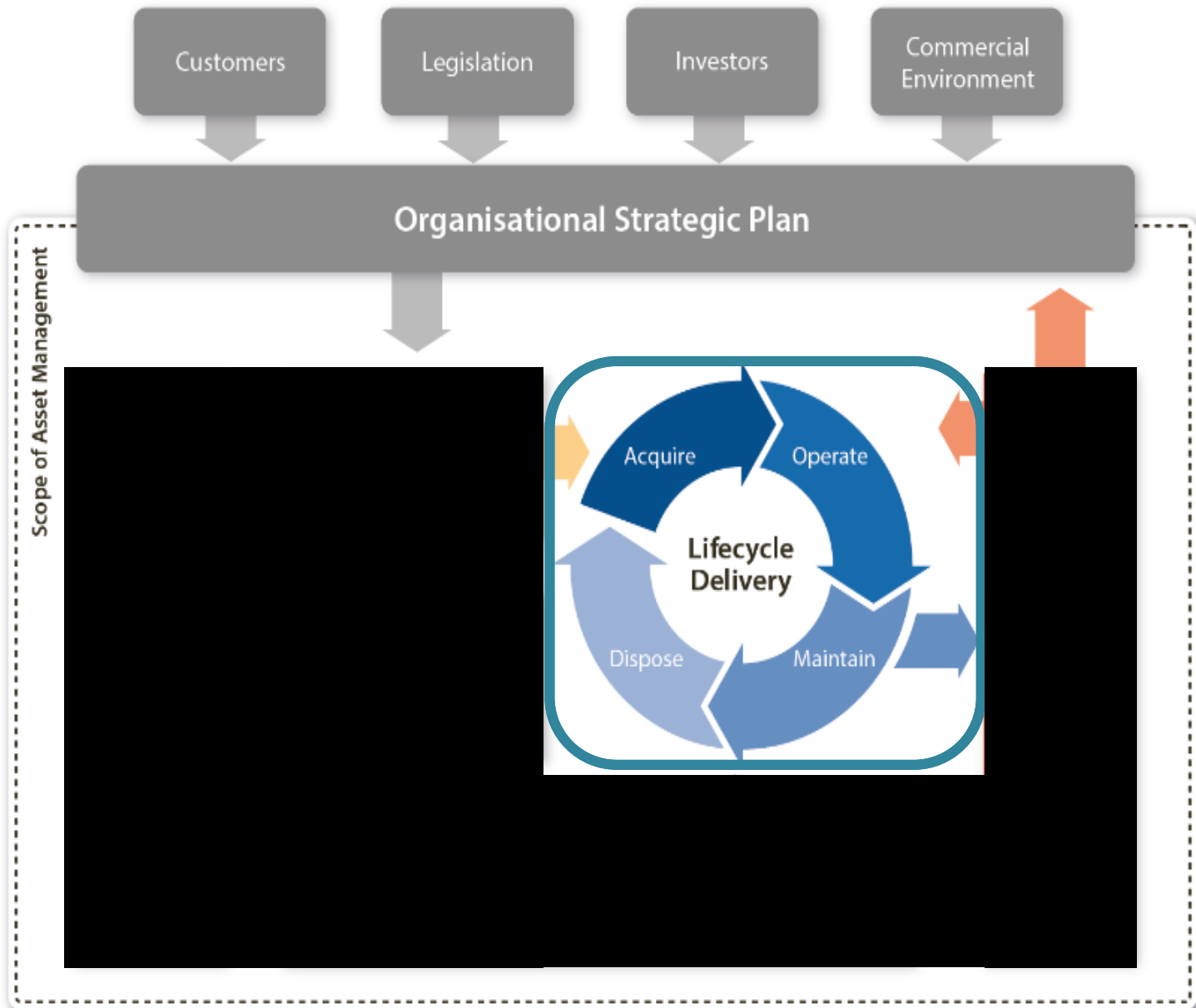# Department of the Interior
Personal Property

Who We Are

- The Office of Acquisition and Property Management (PAM) is located in the Office of the Secretary under the direction of the Assistant Secretary - Policy, Management, and Budget.

- We are responsible for all policy aspects of Department-wide functions related to acquisition and financial assistance [grants and cooperative agreements]; real, museum and **personal property**; space management; energy efficiency, water conservation, and renewable energy programs; motor vehicle fleet management; capital asset planning and related automated systems.

- More information at: https://www.doi.gov/pam

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Institute of Asset Management Conceptual Model

Customers | Legislation | Investors | Commercial Environment

Organisational Strategic Plan

Scope of Asset Management

Acquire | Operate

Lifecycle Delivery

Dispose | Maintain

Lifecycle Delivery

Lifecycle Delivery

- Technical Standards
- Asset Creation/Acquisition
- Systems Engineering
- Configuration Management
- Maintenance Delivery
- Reliability Engineering
- Asset Operations
- Resource Management
- Shutdown/Outage Management
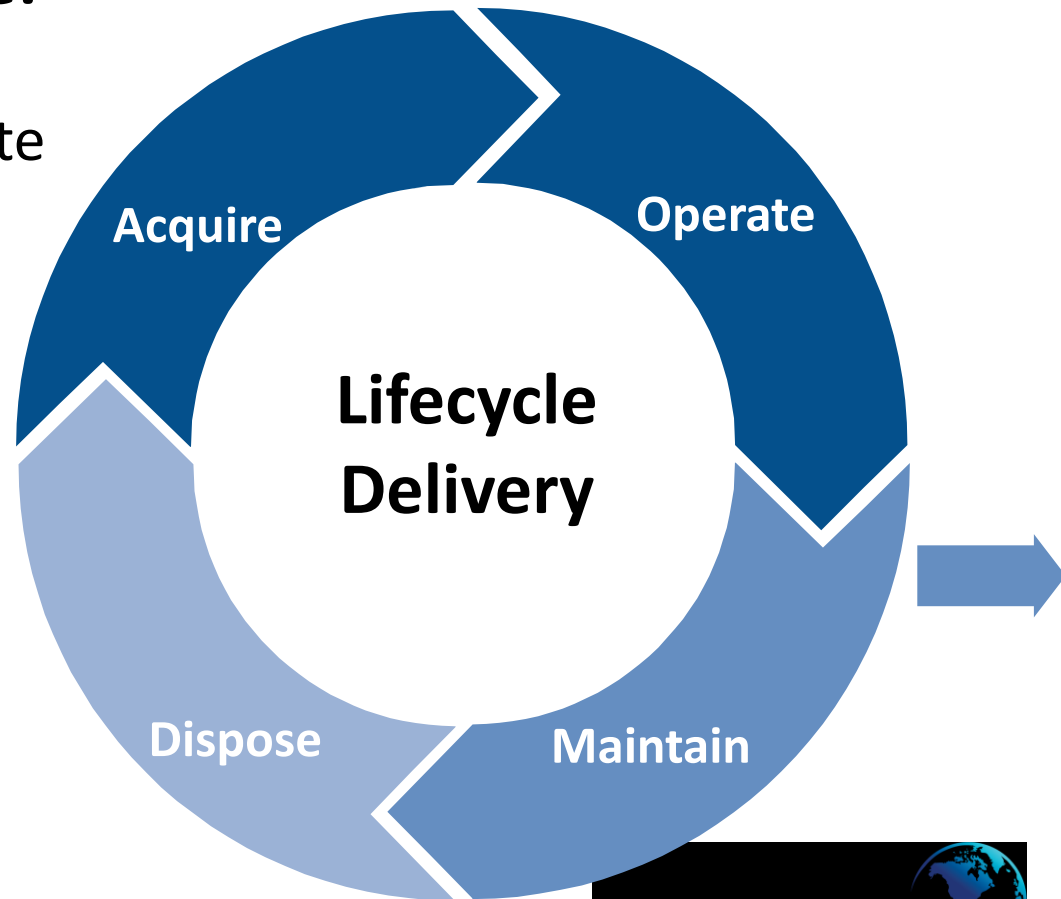- Fault & Incident Response
- Asset Disposal

Acquire

Operate

Lifecycle Delivery

Dispose

Maintain

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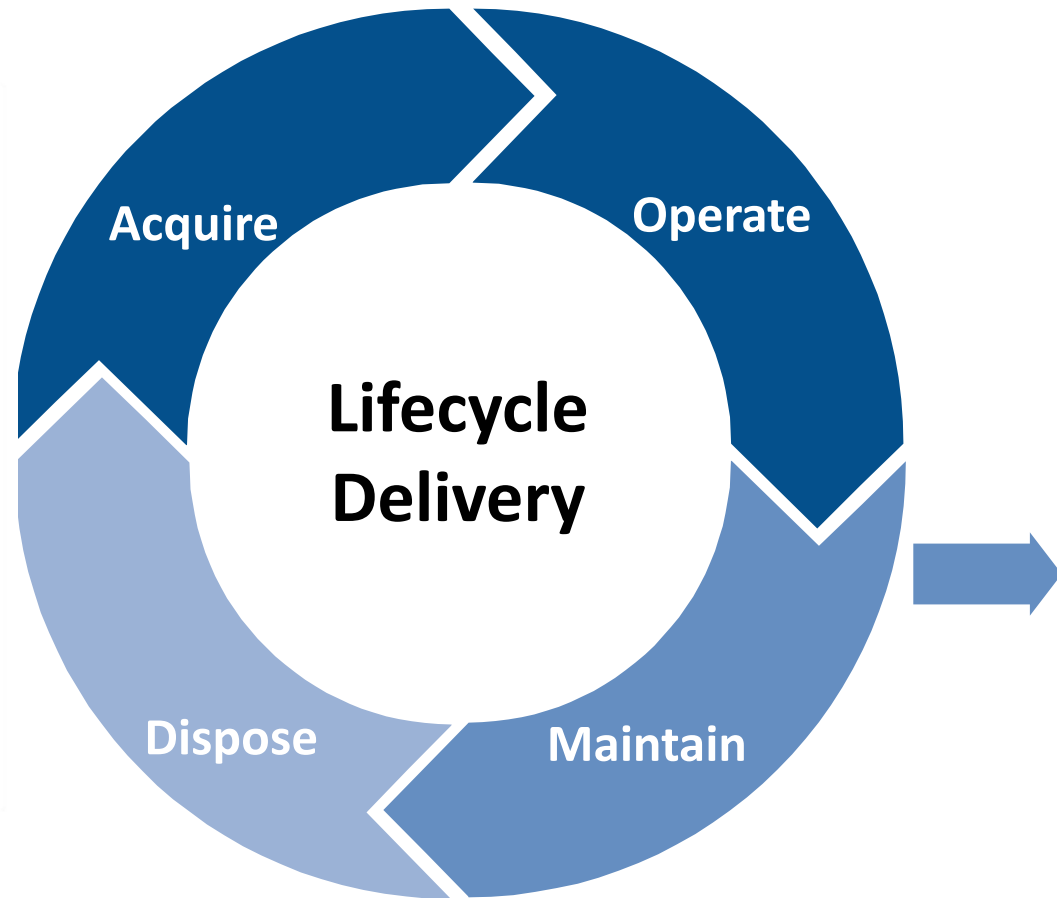
Lifecycle Delivery

- **Underlying Theme:**
  How well do organizations execute the decisions made under Asset Management Decision Making section?

Key Existing Statutes, Regulations, and Standards

1. ISO 55000 – Asset Management

2. GFMAM – The Maintenance Framework

3. GSA Order – P-120, Public Buildings Service Cost and Schedule Management Policy Requirements (Norman Dong, August 2016)

4. GSA System Development Life Cycle Guidance Handbook

5. ASTM E53 Lifecycle standards

6. ISO 44001 Facilities Management

7. OMB Capital Programming Guide (A-11)

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Key Issues

1. The components of the asset lifecycle are siloed and don't share knowledge

2. Federal Management Requirements (FMR) are missing key sections that address asset management

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Key Issues

3. Continuity of Financial Information from Planning Through Lifecycle Delivery

    –   Lack of key performance indicators

4. Real Property – GAO Deferred Maintenance

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What Can We Do?

1. Develop and implement Asset Management Plans, based on ISO 55001 requirements, in alignment with the SAMP and Asset Management Policy

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What Can We Do?

2. Provide guidance for completing the missing FMR sections

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What Can We Do?

3. Develop a process to insure continuity of financial information from planning through lifecycle delivery that includes key performance indicators (KPIs)

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What Can We Do?

4. Improve asset management knowledge at all levels to better address the GAO Deferred Maintenance issues

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Discussion of Recommendation #1

- Revise Federal Property and Administrative Services Act of 1949 (as amended) to allow GSA/OGP authority to issue regulatory guidance covering management of assets

- OMB issues a Circular to give GSA the authority to regulate real and personal property throughout their lifecycles

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Discussion of Recommendation #2

- Establish the authority to change FMR to include the additional guidance (GSA)

- Involve applicable interagency groups in developing the new guidance

- OMB approval of revised FMR

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Discussion of Recommendation #3

- Identify standardized industry sources of real and personal property cost data – off the shelf and customized

- Promote best practice use of cost data (guidelines and training)

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Discussion of Recommendation #4

- Develop Strategic Asset Management Plan to optimize limited resources for performing critical preventive maintenance

- Leverage emerging technology and data to optimize limited resources for asset maintenance and reinvestment

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Case Study

Cost Data Standards for Asset Management: Supporting Planning and Lifecycle Delivery

- – Best Practice Case Study: Dept. of Energy

- – Evolution of Federal Asset Management: What's next?

- – Predictive Cost Model Development

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