



**6**<sup>TH</sup> Asset  
Leadership  
Week 2019

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# Annual Inventory vs. Asset Management

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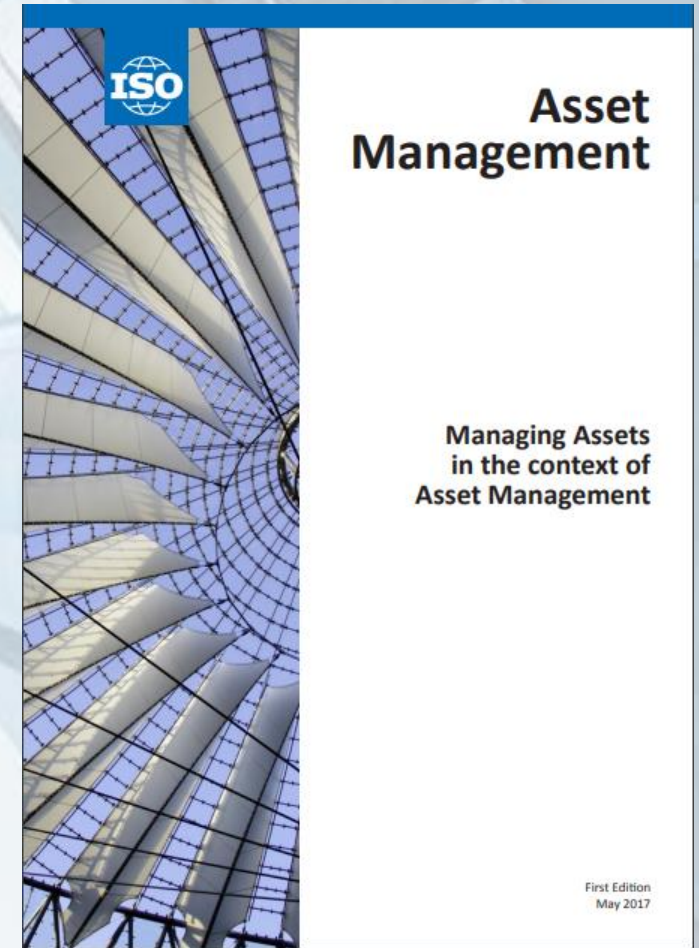
A55K / ALN Senior Fellow

VP, Public Sector @ 4tell Solutions



# Annual Inventory = Asset Management Failure

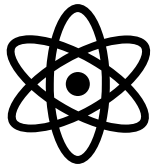
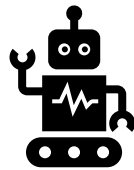
# Asset Management or Managing Assets?



# Personal Property Viewpoint

**What role should annual inventory play in a personal property asset management plan?**

**What does the perfect asset management plan look like?**







## The Johns Hopkins University Applied Physics Laboratory

We solve complex research, engineering, and analytical problems that present critical challenges to our nation. APL—the nation’s largest university affiliated research center—provides U.S. government agencies with deep expertise in specialized fields to support national priorities and technology development programs. We also serve as independent trusted technical agents to the government, providing continuity for highly complex, multigenerational technology development systems.



# APL Defines Enterprise Asset Management

- **A practice that oversees assets throughout the life-cycle process**
- **In accordance with sound business practices and voluntary consensus standards**
- **Governing regulations**
- **Includes:**
  - **Gov't Property**
  - **Capital Assets**
  - **Computers**
  - **Calibrated Equipment**
  - **Copiers/Printers**
  - **Leased/Rented Assets**
- **Does not include:**
  - **People**
  - **Space allocation**
  - **Building**
  - **Space location fit-up**
  - **Cash and investments**

# From Cradle

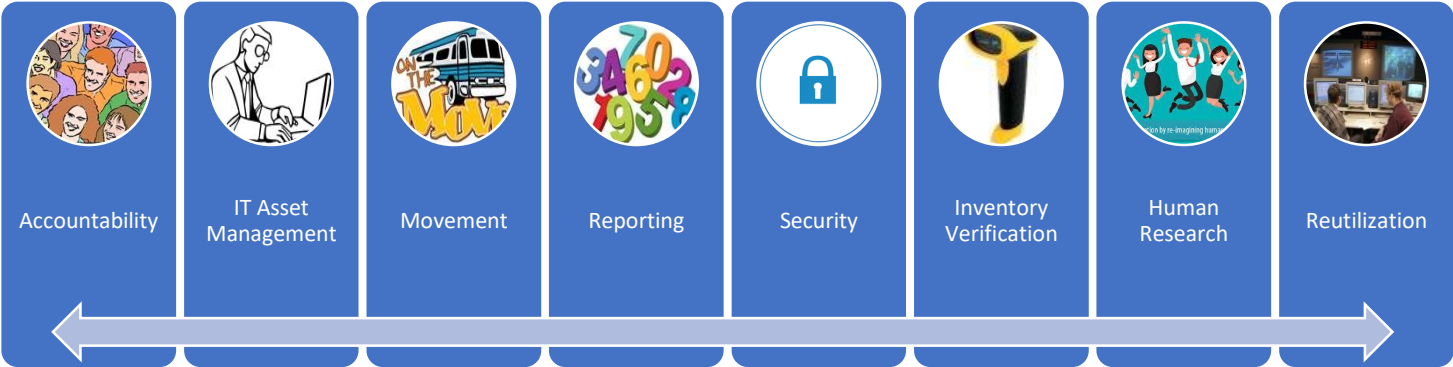


Planning

Procuring

Receiving - Record

Identification



Disposition

# To Grave





# Inventory by Exception

**Account for all assets every 2 years**

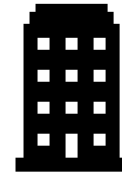
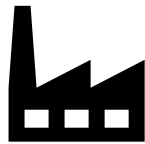
## **Inventory by Exception**

- **Transfer between groups**
- **Location Move**
- **Calibrated**
- **Shipped**
- **IT Discovery Tool**

Inventory “untouched” assets

# What about Real Property?

What does “annual inventory” mean in the context of real property?



# Asset Data Management

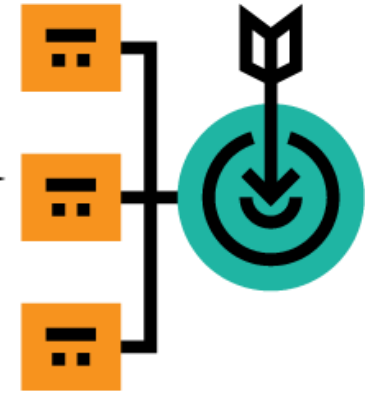
## GOALS



Understand Scope



Develop Plans



Achieve Objectives



# Condition Assessment

*The Annual Inventory Equivalent for Real Property*

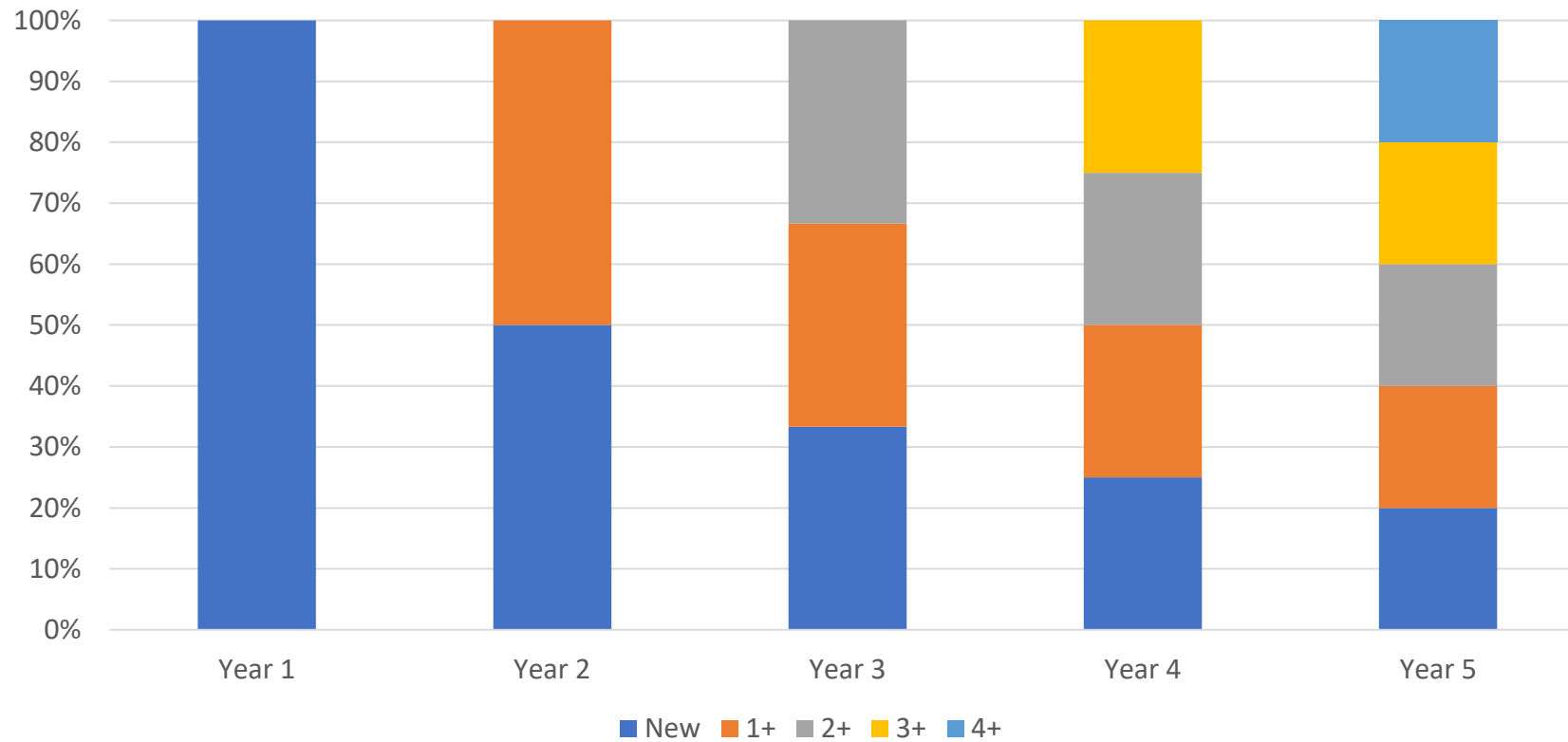
- ASTM E2018-15
- **Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process**
- **Fixed Equipment Inventory**
- **CSI Uniformat II**
- **SMS/BUILDER, 4tell, VFA, others**



# Condition Assessment

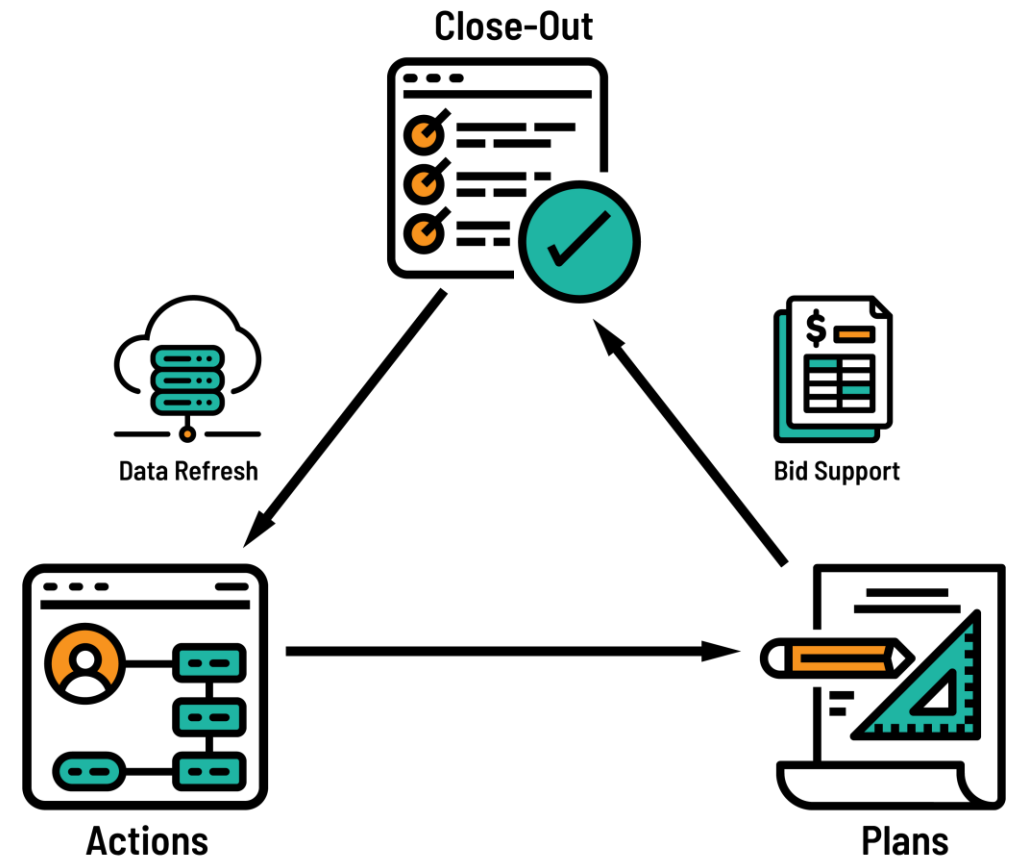
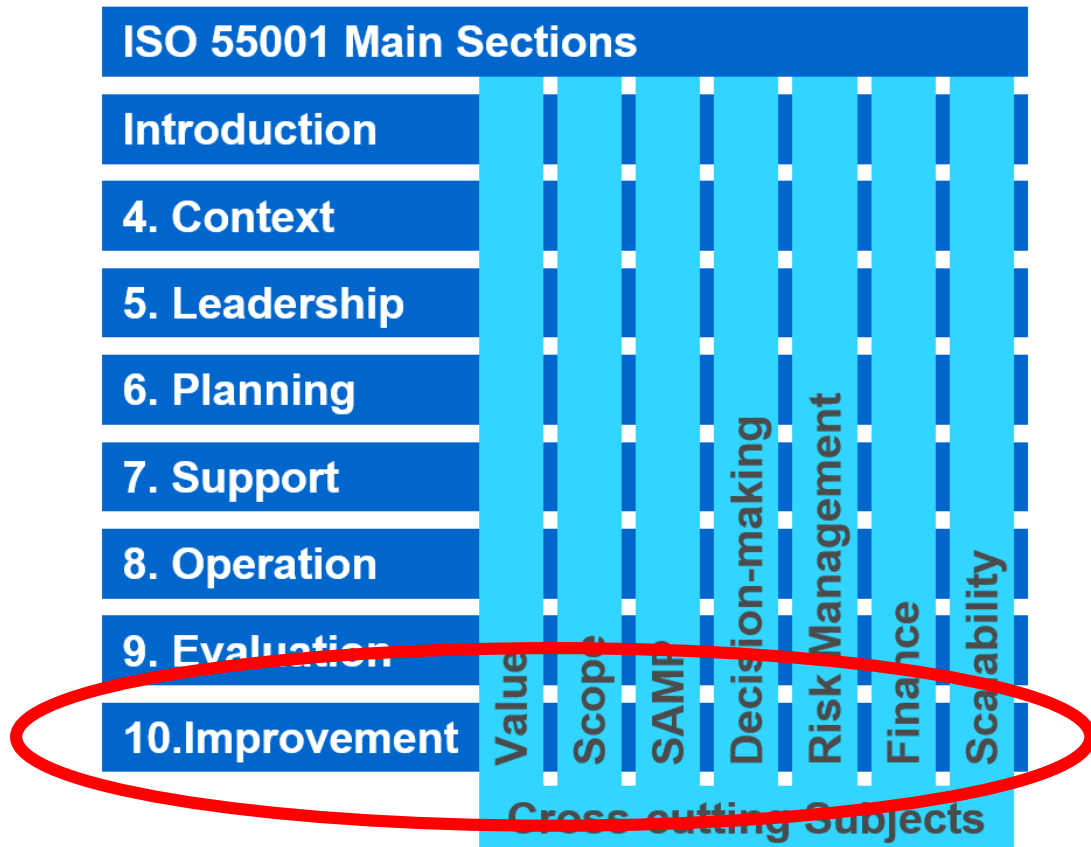
## *The Annual Inventory Equivalent for Real Property*

Traditional Methods Result in Mixed Age Data



- Inaccurate
- Out of Date
- Unreliable
- Increased Risk

# Continuous Improvement





# Parametric Approach

## *Supporting Outcomes not Perfection*

- Some assets require sensor-driven data and predictive analytics
  - *Uberlytics Criticality Analyzer*
- Some assets require the full engineering assessment approach.
- In MOST cases, Asset Management suffers under the burden of data that is too perfect and too old.
- Parametric Approaches are fast, inexpensive and accessible.
  - *Onuma BIM, Asset Management Lab, BIM Storm*

# Let's Discuss!



- Establish an ALN Working Group to Discuss “Annual Inventory vs. Asset Management”
- Possible Topics:
  - One-size Does Not Fit All
  - Making SAMP/AMP accessible and scalable
  - Reducing the Cost of Asset Data Management
  - Parametric Approaches to Improve Decision Making
  - Developing Flexible Models
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