

The Condition Assessment: More than Just Making a List.

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A key facilities portfolio performance parameter is the condition of the portfolio. Underinvestment in facilities maintenance often leads to significant deterioration of the portfolio to the point where it can no longer meet or support business objectives. The condition of the facility is assessed to gauge the effectiveness of maintenance strategies, the adequacy of maintenance budgets, and the level of deterioration of the portfolio identifying any major maintenance issues.

The condition assessment is more than just making a list. It is a vital tool that supports effective facility planning and management. There are definitive benefits in developing and implementing an effective condition assessment strategy for your portfolio. Those benefits include:

- Evaluation of the adequacy of existing maintenance and capital funding;
- Analysis of estate and building condition trends;
- Development of a consistent format for reporting of condition within your organisation, to TEFMA and to the various levels of Government;
- Support for the development of effectively targeted and prioritised maintenance programs;
- Identification of current maintenance liabilities and emerging maintenance;
- Assessment of the effectiveness of prevailing maintenance strategies;
- Support for the strategic asset planning processes by providing enhanced information on current performance and future liabilities.

The importance of institutions undertaking effective assessment of condition and the importance of the accuracy of the resultant KPIs has increased, given recent changes to the regulatory environment. The accuracy of the condition KPIs has, in effect, moved from being self regulated in the TEFMA benchmarks to government regulated in the government controlled quality standards framework.

The Federal Government established the Tertiary Education Quality Standards Agency (TEQSA) in July 2011 to provide quality assurance that will underpin a sustainable higher education sector. TEQSA is responsible for regulating and assuring the quality of Australia's higher education sector.

From January 2012, TEQSA will register and evaluate the performance of higher education providers against the new Higher Education Standards Framework. The Standards Framework comprises five domains: Provider Standards, Qualification Standards, Teaching and Learning Standards, Information Standards and Research Standards. The Provider Standards and Qualifications Standards are collectively the Threshold Standards which all Universities must meet in order to enter and remain within Australia's higher education system. TEQSA will use the information collected to develop "risk profiles" for each University that assess performance against the threshold standards.

Two (2) of the 46 indicators in the Regulatory Risk Framework relate directly to the condition of the University facilities portfolios. In January 2011, the University of Tasmania (Utas) engaged Xact Project Consultants to undertake a desktop condition assessment of its portfolio. Utas had undertaken a detailed condition assessment in 1999 and this produced an initial list of backlog maintenance. That list has been updated annually to produce the annual TEFMA KPIs however Utas decided to test accuracy of the information with a new condition assessment. The objectives of the project were to deliver on the condition assessment objectives listed above. In particular, Utas required \

a condition assessment framework that supported strategic asset management planning and provided confidence in the KPIs being delivered to the University Council and to DEEWR through the Institute Performance Portfolio.

The proposed paper and presentation examines what we believe to be a very efficient and effective method for delivering on these objectives. The Utas condition assessment method differs significantly from the traditional "make a list" approach and has exposed significant shortfalls in using the "make a list" condition assessment approach to drive portfolio condition KPIs.

The presentation will:

- Provide a brief overview of the desktop condition assessment process;
- Focus on the product of the assessment, examining the information delivered by the condition assessment that assists development of asset management plans; and
- Identify issues with current TEFMA data by demonstrating how different assessment interpretations can dramatically alter KPIs such as the Facility Condition Index (FCI) and Maintenance Backlog.