



Asset Management

Maintaining and Planning Your Facilities Future

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Presenters



Logan Hodges, PMP
Project Manager



Sara Hebert
Project Manager

Learning Objectives



Assessing



Planning



Implementation



**Health, Safety,
& Welfare**



Audience Survey



Do you have a long list of needs sitting on your desk or submitted as a work order?



Have you been impacted by equipment failure at your facility?



Have you had funding taken from other needs to react to emergent failures?



Do you know what Asset Management is?

Approach

Asset Management

Master Plan

Strategic Plan



Strategy and vision: Why your school's master plan must be front and centre — EducationHQ

Building a Solid Framework



**WHERE ARE YOU
NOW?**



**WHERE DO YOU
WANT TO BE?**



**WHERE DO YOU
START?**



**WHY SHOULD YOU
COMMIT THE TIME
AND MONEY TO
AN AM PROGRAM?**



**WHAT DO I NEED
FOR A SUCCESSFUL
PROGRAM?**

What is Asset Management?



- Asset management practices allow organizations to meet operational objectives and to maximize return on investment by optimizing asset portfolio performance, maximizing service life, and minimizing risk.
- Help clients understand:
 - What they have
 - What they need
 - Plan for the future

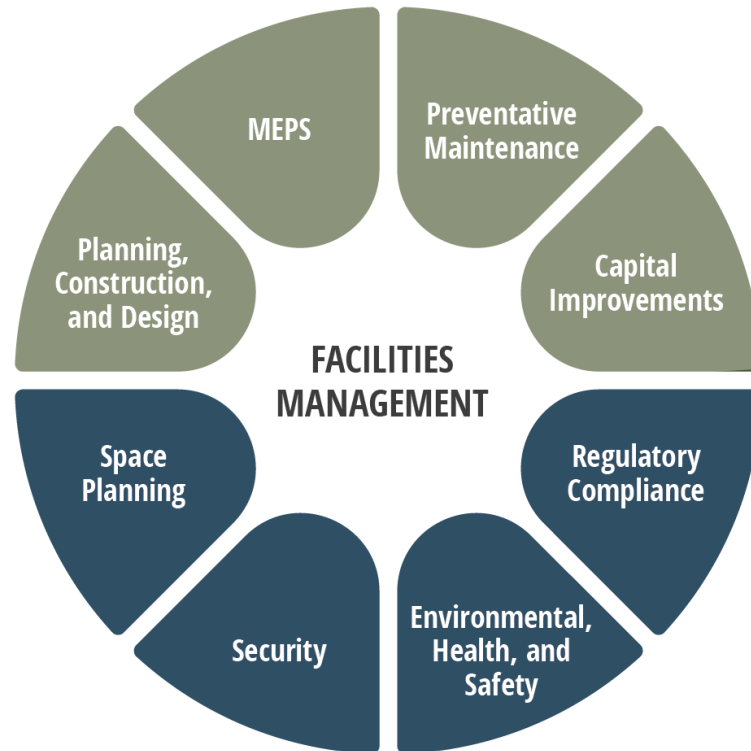


How Do You Define an Asset?



Facilities Management

**Soft Facility
Management (FM)**



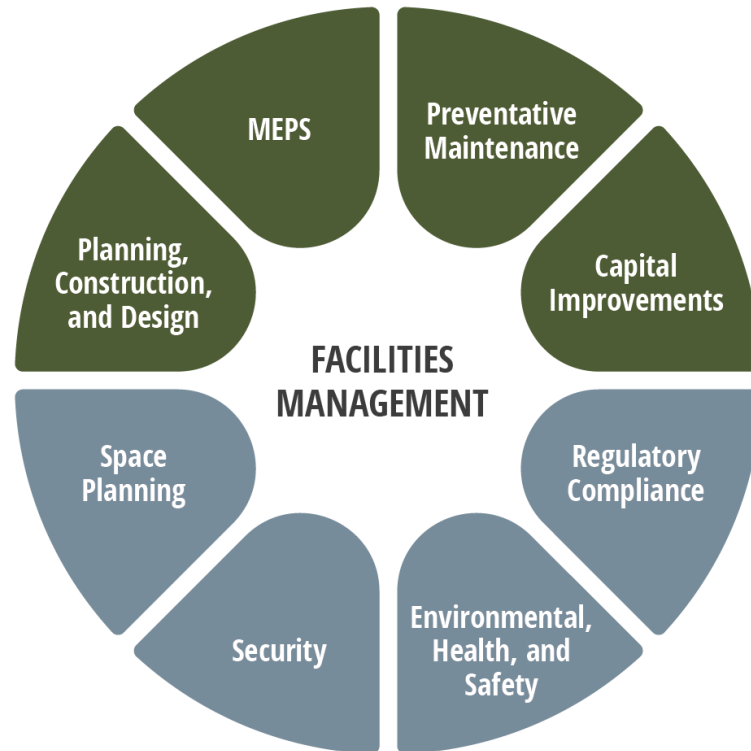
**Hard Facility
Management (FM)**

How Do You Define an Asset?



Facilities Management

**Soft Facility
Management (FM)**



**Hard Facility
Management (FM)**

Stages of an Asset Management Program



Developing

- No asset Inventory
- Lack asset data
- No regular capital planning
- Process / Projects disconnected

Foundational

- Asset inventory exists
- Data fragmented
- Planning without process
- Systems tracking projects in silos
- Silos not coordinated

Proactive

- Effective system in place
- Some data accessible
- Standard process for annual capital planning
- Some coordination of planning and projects
- Standard processes mapped across organization

Transformational

- Renewal-based ROI and asset condition-based risk
- All data instantly accessible
- CapEx based on lowest lifecycle costs
- System links CapEx process and projects
- Regular coordination across organizational units

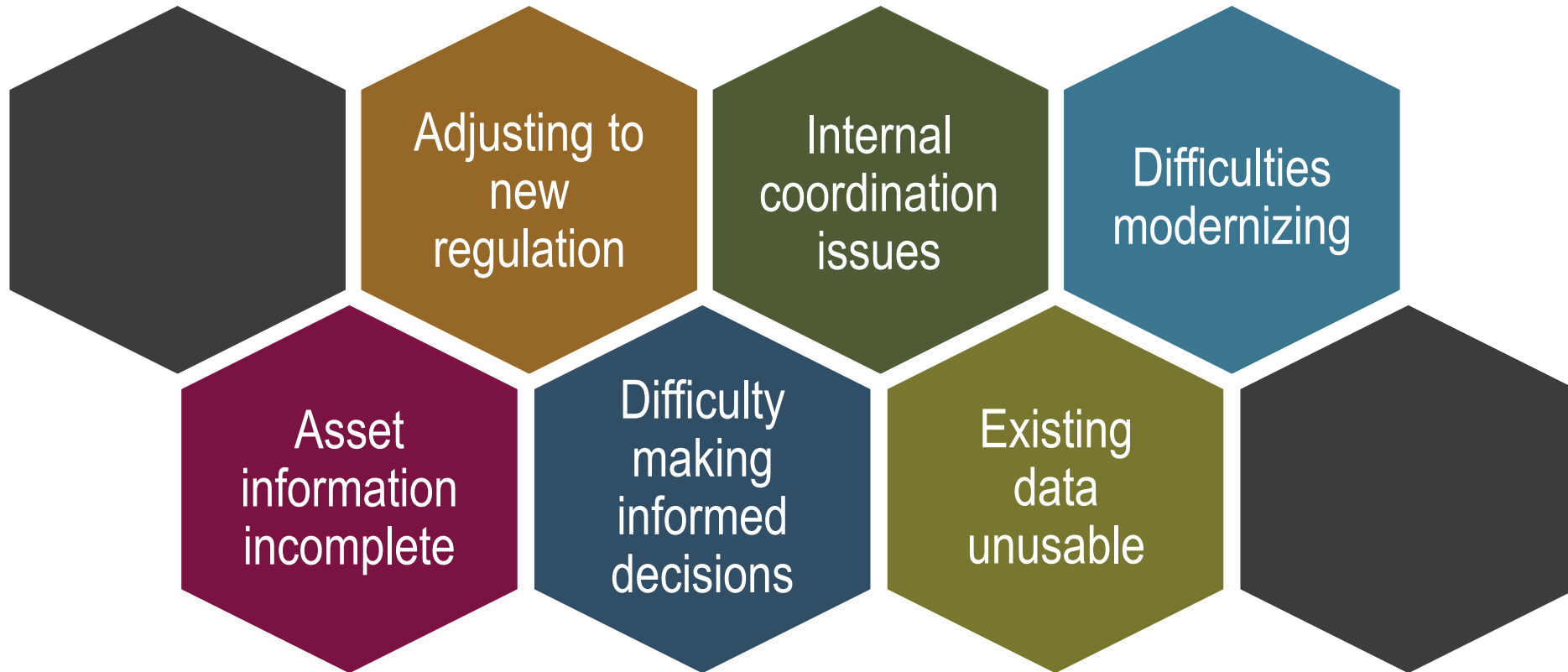
Benefits of this Approach



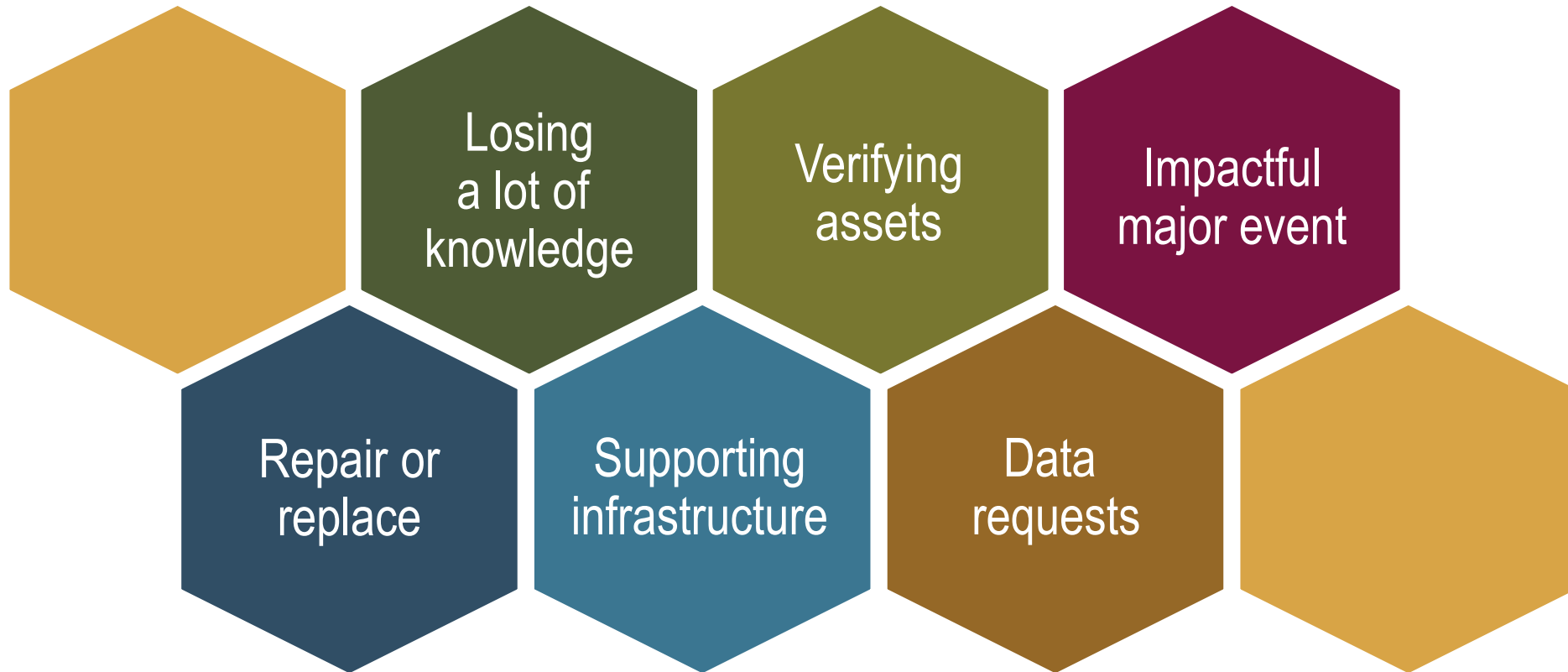
- Provides a **solid roadmap** that the school system can commit to
- Enables you to use **data to inform** engineering-based decisions
- Enables **better visibility** through the entire asset lifecycle
- Improves coordination and **joint decision making** across departments

Delivered by engineers who *understand* your approach and are *invested* in the success of our community

Increasing Challenges



Common Indications of a Problem



Assessing

Inventory

- Surveys
- Data collection
- As-built
- Records

Assessment

- System testing
- Condition assessments
- Auditing

Prioritization

- Regulatory compliance
- Space use
- History evaluation



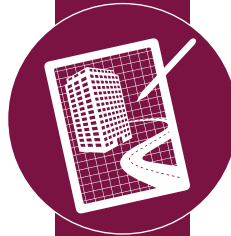
Planning

Strategic Planning

- Forecasting/Benchmarking
- Master and Space planning
- Implementation and operational planning
- Financial planning

Operations & Maintenance

- Preventative maintenance scheduling and guidance
- Facility staff analysis
- Asset performance optimization
- CMMS implementation



Implementation

Implementation

- Design standards
- Training and Institutional knowledge
 - Strategic hiring
- Procuring Funding
- Design and Construction

Additional Support

- Consultant teaming
- Data management
- Optimization: sustainability and resiliency
- Develop a comprehensive AM program
- Growth planning



The Learning Environment

Health, Safety, & Welfare

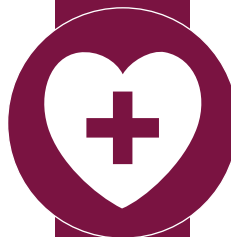
Hard Facility assets are the bones in which keeps a facility operating healthy and safely.

Deficiency Examples:

- Hazardous Materials
- Mechanical Systems
- Building Enclosure
- Lighting levels
- Non-ADA spaces
- Security (cameras, vestibules, door hardware, etc.)
- Safe transportation



THE WHEELS ON THE BUS MUST CONTINUE TO GO ROUND AND ROUND.



A HEALTHY SCHOOL SYSTEM IS A HEALTHY COMMUNITY.



**SCHOOLS AS
THE HUB**

**HEALTHY
COMMUNITIES**



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Questions?



Logan Hodges, PMP

Email: lhodges@Dewberry.com

Work: 984-884-1969



Sara Hebert

Email: shebert@Dewberry.com

Work: 919-746-9592