

Management of Capital Assets

The capital Asset Management Framework (AMF) based on NAMS Property principles

Capital Asset Management Framework

1. Strategic intent of the organisation is effectively communicated
2. Services that are delivered through assets are agreed and documented
3. Strategic documents are integrated such as BP and AMP
4. Roles and responsibilities between departments are known and work well
5. Asset knowledge is very good in terms of values, location, condition and performance
6. Robust asset information is held in good systems and used for planning and operations
7. Levels of service standards are agreed and measured, i.e. demand, condition, backlog
8. Shortfalls between current assets and desired services are quantified. Agreement on shortfalls between departments through effective communication.
9. Tactical options to address the shortfalls are evaluated. Options include asset based, non asset based and non-owned asset based.
10. Options prioritised considering financial and non-financial measures within budgeted Programmes. Lifecycle costs and sustainability are key influences. Outcomes quantified.
11. Capital projects, asset initiatives and management activities recorded in a robust manner and information improved and maintained
12. Short to long term recommendations by senior management and decisions by governing body. Decisions balance risks, budgets and outcomes.
13. Record Programmes and Projects in strategic documents. This includes adopted long term Projects, short term Projects, and works in progress.
14. Implementation of Projects using CAM principles. Utilising asset data progressively to influence design and construction choices. Continual monitoring of Project measured against objectives and outcomes.
15. Handover to facility manager and operate to provide for user services.
16. Maintain, repair, renew and replace, modify, modernise and eventual dispose.

Strategic

Know what you have

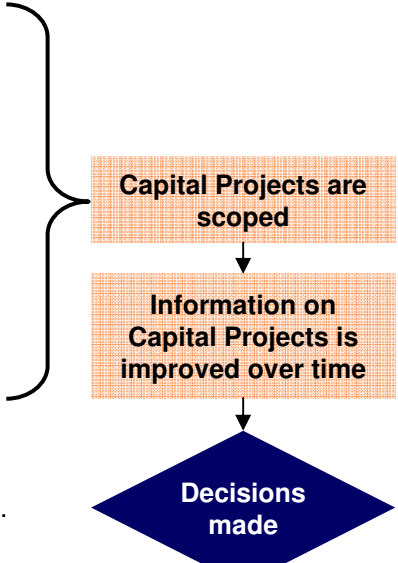
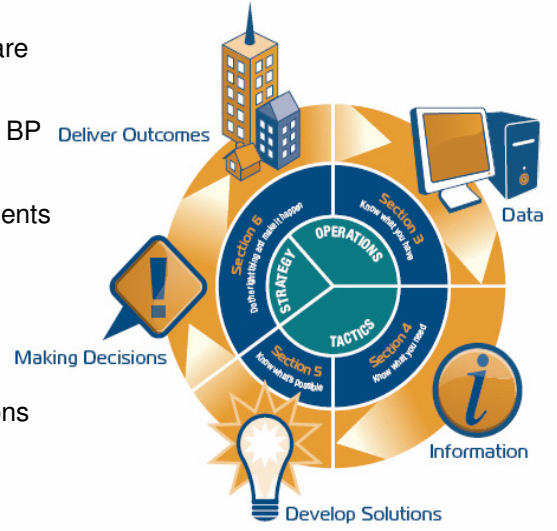
Know what you need

Develop solutions

Making decisions

Implementation & outcomes

Lifecycle management



	1	2	3	4	5	6	7	8
Process	Business Model	Concept	Plan Design	Detailed Design	Construct	Handover	Operate	Dispose
Data	Project overview, Data model setup	Check high level data, objectives and quality requirements. Collect BIM requirements and maintenance regimes	Update high level actual records	Update high level actual records	Update high level actual records	Collect and reporting data	Complete history data set	
Systems	Financial models, CAD	Estimated project costs, BIM model, engineering design systems, cost estimation controls, project management systems, BIM support tools, lifecycle costing, and others	Financial models, CAD	Financial models, CAD	Financial models, CAD	Facilities management, Facility and/or property management software, BIM tools	AMS, BMS, FMS	
Analyses	Initial design analysis	Iterative lifecycle analysis between preliminary design and construction. Balancing lifecycle costs and building quality through 'lifecycle design'	Iterative lifecycle analysis between preliminary design and construction. Balancing lifecycle costs and building quality through 'lifecycle design'	Iterative lifecycle analysis between preliminary design and construction. Balancing lifecycle costs and building quality through 'lifecycle design'	Iterative lifecycle analysis between preliminary design and construction. Balancing lifecycle costs and building quality through 'lifecycle design'	Iterative lifecycle analysis between preliminary design and construction. Balancing lifecycle costs and building quality through 'lifecycle design'	Iterative lifecycle analysis between preliminary design and construction. Balancing lifecycle costs and building quality through 'lifecycle design'	Asset ownership, Business
Reports	Initial lifecycle cost projections	Iterative reports produced to aid in the design process. Reports include regular economic, lifecycle, impact updates, long term operating & maintenance plans, and element lifecycles	Iterative reports produced to aid in the design process. Reports include regular economic, lifecycle, impact updates, long term operating & maintenance plans, and element lifecycles	Iterative reports produced to aid in the design process. Reports include regular economic, lifecycle, impact updates, long term operating & maintenance plans, and element lifecycles	Iterative reports produced to aid in the design process. Reports include regular economic, lifecycle, impact updates, long term operating & maintenance plans, and element lifecycles	Iterative reports produced to aid in the design process. Reports include regular economic, lifecycle, impact updates, long term operating & maintenance plans, and element lifecycles	Iterative reports produced to aid in the design process. Reports include regular economic, lifecycle, impact updates, long term operating & maintenance plans, and element lifecycles	History reports, lifecycle, impact, BIM, other products