FM Value Delivery Gap Assessments – Asset Management

Overview

BAI helps FM clients maximize the value they deliver through ***Building Asset Management (BAM)***. The starting point of our consulting activities is to conduct Value Delivery Gap Assessments using our proprietary tool. The outcomes of an assessment are –

- a radar chart scaled to 100 on each axis of the BAI Model,
- a written report identifying each identified gap with recommended changes,
- a high-level, multi-year roadmap to implement the changes.

If desired, BAI assist the client throughout the implementation phase.

BAM and The BAI Model

The ***Building Asset Interdependency Model (BAI Model)*** is a framework for implementing world-class Building Asset Management.

When we use the term "asset management" we mean much more than maintenance. Our definition includes maintenance, projects, energy and risk and the boundaries between them. We optimize the entire framework to deliver the maximum value. Our approach recognizes that BAM requires -

- Managing inherent conflicts and tradeoffs ***across organizational and functional boundaries*** to optimally balance cost, performance and risk,
- Addressing both the short-term and long-term, and
- Delivering value, including but not limited to cost reduction.

The BAI Model framework is shown here.

The O&M, Energy, and Projects circles represent traditional functional FM organizations. We add Risk Management as a fourth functional discipline.

The four overlapping areas between pairs of circles are ***programs***. These represent tradeoffs and interdependencies between functions that must be aligned to extract maximum value from building assets.

The Asset Nexus is three things:

- A small, dedicated organization that designs and executes the asset management strategy;
- An information/ analytics hub; and.
- A decision-making hub. Better information yields better decisions which produces higher value for the organization.

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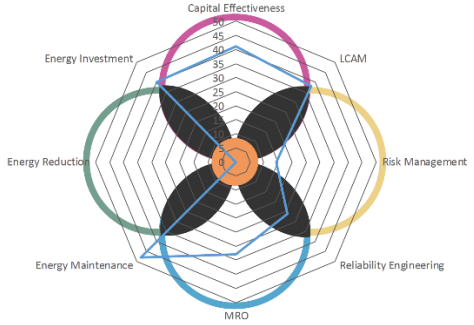
BAI Assessment Tool

The BAI Value Delivery Gap Assessment Tool maps the maturity, robustness, suitability and consistency of an organizations' approach to building asset management against the BAI model using a set of proprietary questions. It considers an organizations' structure, programs, policies, processes and incentives / metrics in terms of their contribution to ***value maximization***. It looks at the three classic building management functions -

- Projects
- Energy Management
- Maintenance Management

adds a ***strong focus on asset risk management***, and considers their tradeoffs and interdependencies -

- LCAM / Capital Planning Programs
- Reliability Engineering Program
- Energy Maintenance Program
- Energy Investment Program



The results are represented as a radar chart. Value gaps are represented by the difference between the score and the max possible score on each axis. A supporting written report identifying each identified gap with recommended changes, along with a high-level implementation roadmap, are also provided.