



Summary of Operational and Organizational Assessment for Asset Management

Presentation to the Kenai
Peninsula Borough (AK)
Assembly

November 9, 2021

About FEA

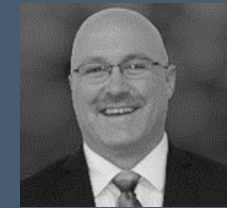
“Improving the Way You Manage Facilities”

- Providing a safe, secure, and healthy environment
- Maintaining an aging infrastructure, and planning for maintenance and improvements
- Improving how the FM organization operates



John Edwards

P.E., CFM, FMP



Rich Merrill

P.E., DBIA, FMP

Our Philosophy

We believe it is important you understand...

so you can provide...

WHAT YOU HAVE



HOW YOU USE IT



YOUR FUTURE NEEDS

Facility strategies for:



FACILITIES
THAT ARE

Safe
Healthy
Resilient
Productive
Cost-Effective

Summary of Assessment Approach



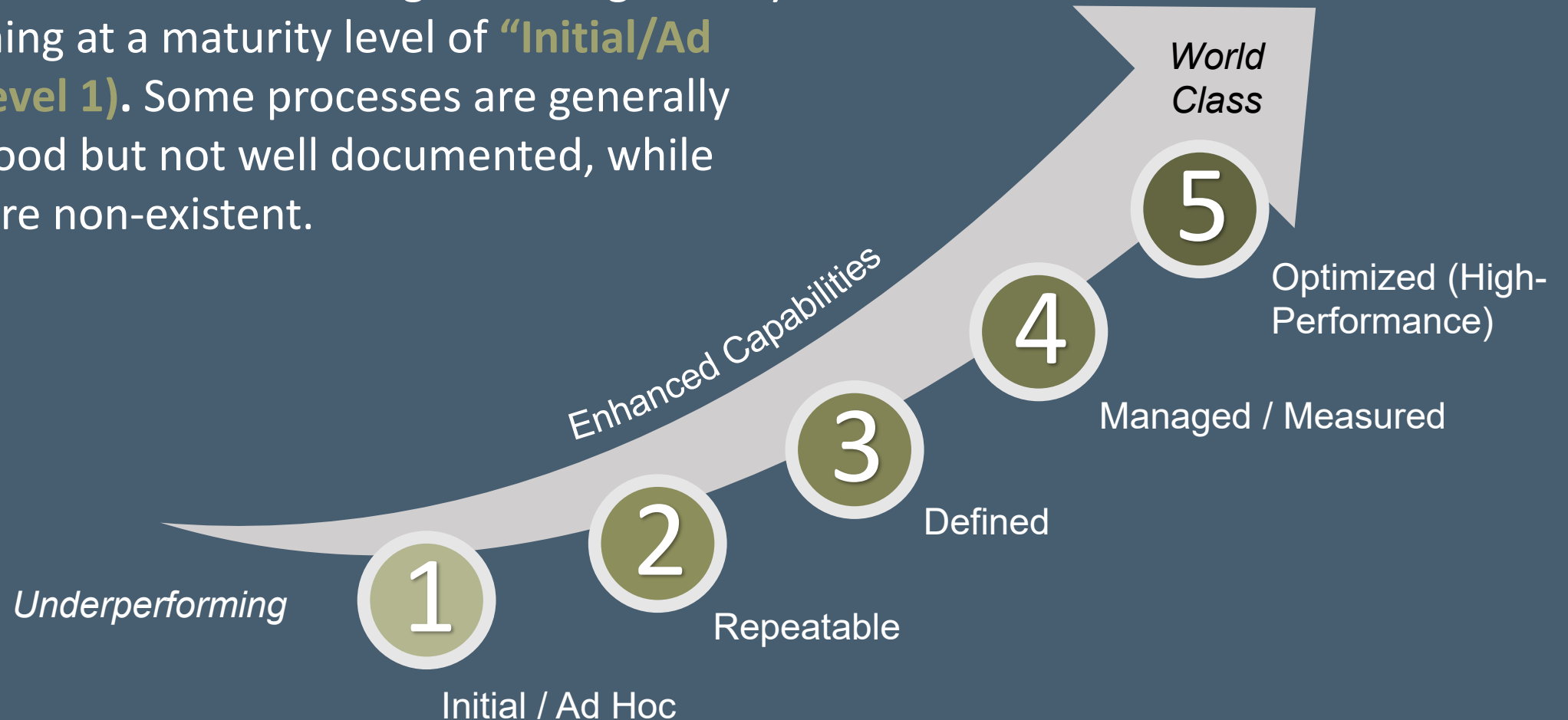
Overall Assessment of Facilities Asset Management

Amongst leadership, there is a strong recognition of the need for and a desire to think **proactively** and **strategically** about facilities, but the Borough is only at the beginning of this effort.

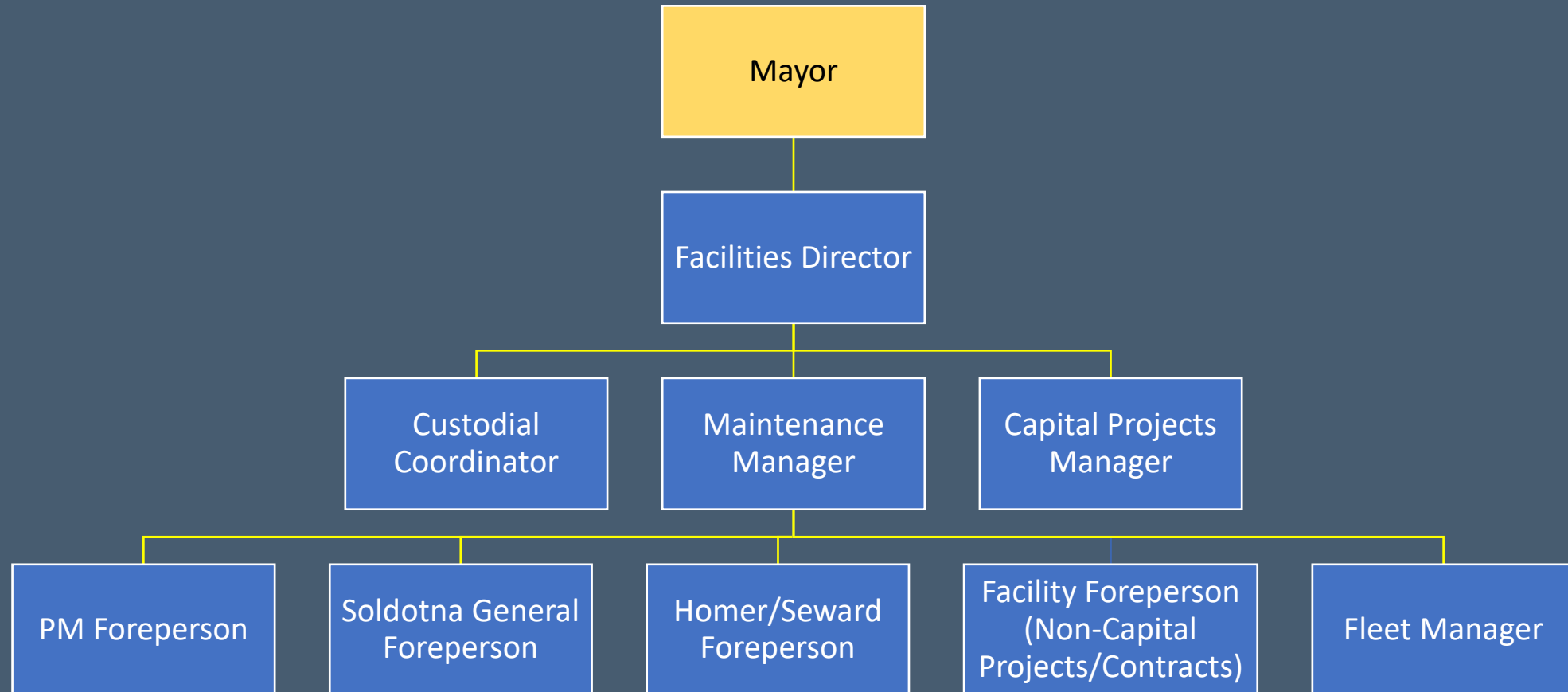


Overall Assessment of Facilities Asset Management

Overall, facilities asset management is generally functioning at a maturity level of “**Initial/Ad Hoc**” (Level 1). Some processes are generally understood but not well documented, while others are non-existent.



Recommended Organizational Structure (Partial)



Maintenance Staffing Benchmarks (Schools / Total)

Reactive Management



APPA Benchmark
Level 4 = 24.3 / 29.6

Managed Care



APPA Benchmark
Level 3 = 27.4 / 35.7

Comprehensive Stewardship



KPB = 30 + 2 = 32



APPA Benchmark
Level 2 = 36.7 / 48.3

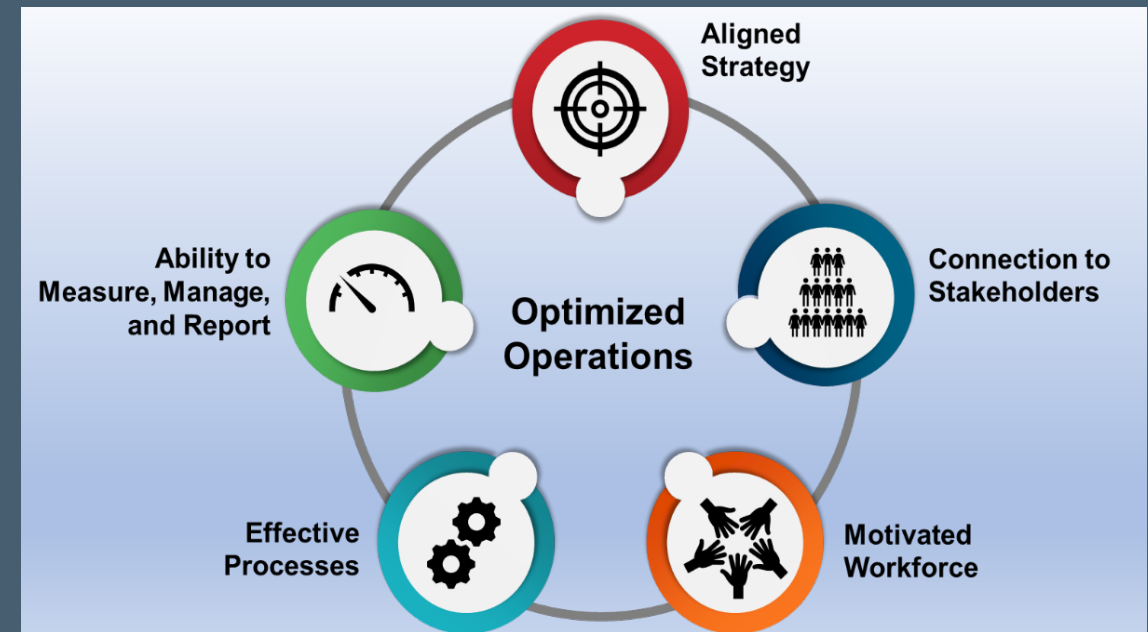
Level 3: Managed Care

Maintenance activities appear to be somewhat organized but remain people-dependent. Equipment and building components are mostly functional but suffer occasional break-downs. Service and maintenance call response times are variable and sporadic without apparent cause. Regulatory submittals and requirements typically meet submission dates, with some occasional short delays. Buildings and equipment are periodically upgraded to current standards and use, but not enough to control the effects of normal usage and deterioration.

Other Recommendations

These steps are crucial for the integration of the facilities asset management functions to be effective:

- Establish a facilities asset management strategy and goals, realign the maintenance organization
- Develop service level agreements based on agreed, mutual expectations
- Address morale issues, improve accountability
- Develop consistent maintenance processes and use of technology
- Implement a performance measurement approach

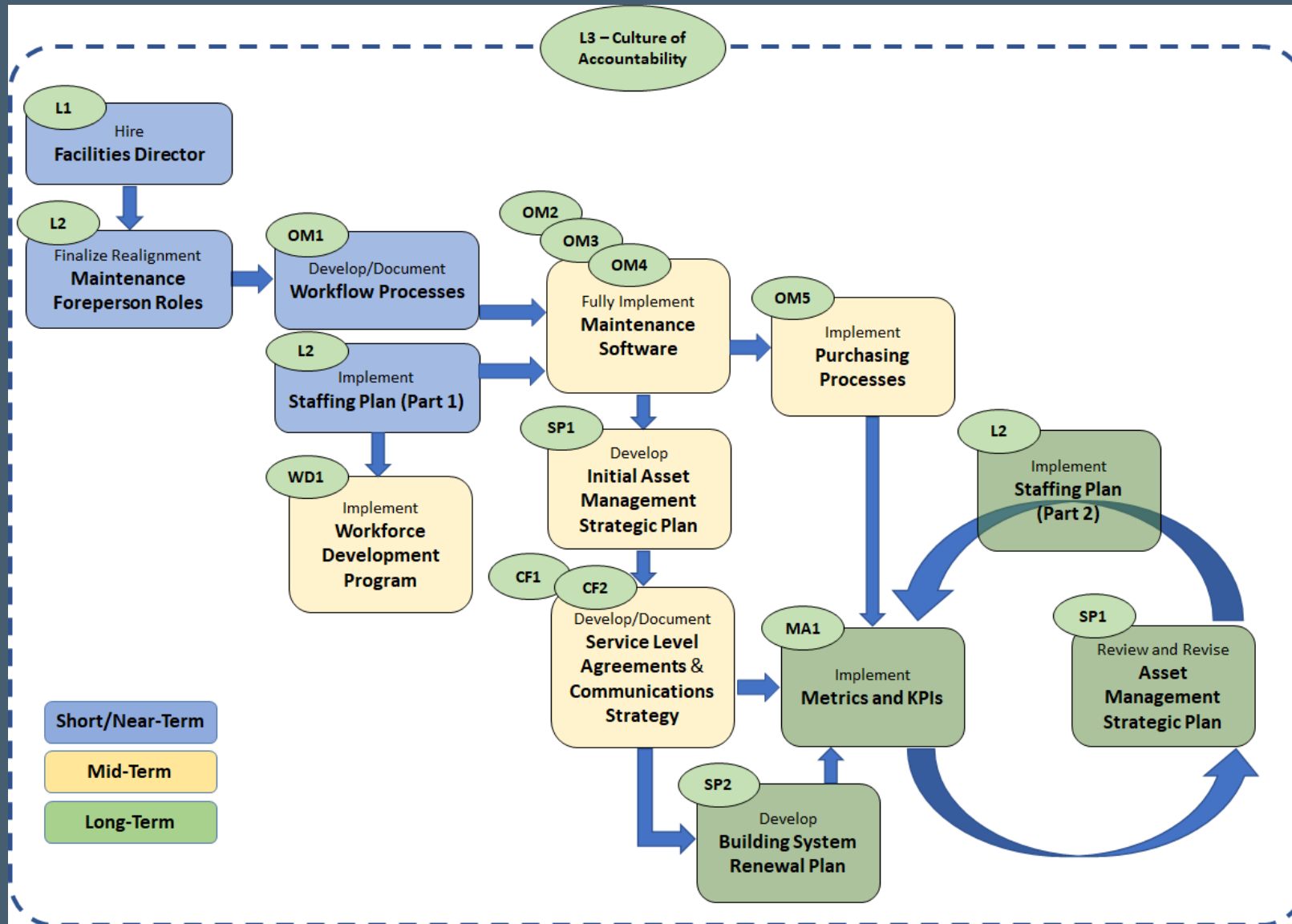


Benefits of Improved Asset Management

More consistent management of Borough assets generates several positive outcomes:

- Reduced risk of failure of critical systems
- Decrease in emergency repairs, outages, and response requirements
- Increased customer satisfaction, both internal and external
- More effective preventive and corrective maintenance programs
- Reduction in life cycle costs

Roadmap for Implementation



Questions

