



Laying the Foundation for Good Decision Making: Real Property Information Management @ NRCan

Prepared by: Jacqueline Alain, Teija Crebbin, Debbie Gonzalez, Franca Falsetti & Michael Nowlan

Presented by: Michael Nowlan

Presented to: RPIC, Regional Workshop

Date: June 9th, 2009



Natural Resources
Canada

Ressources naturelles
Canada

Canada 



Outline

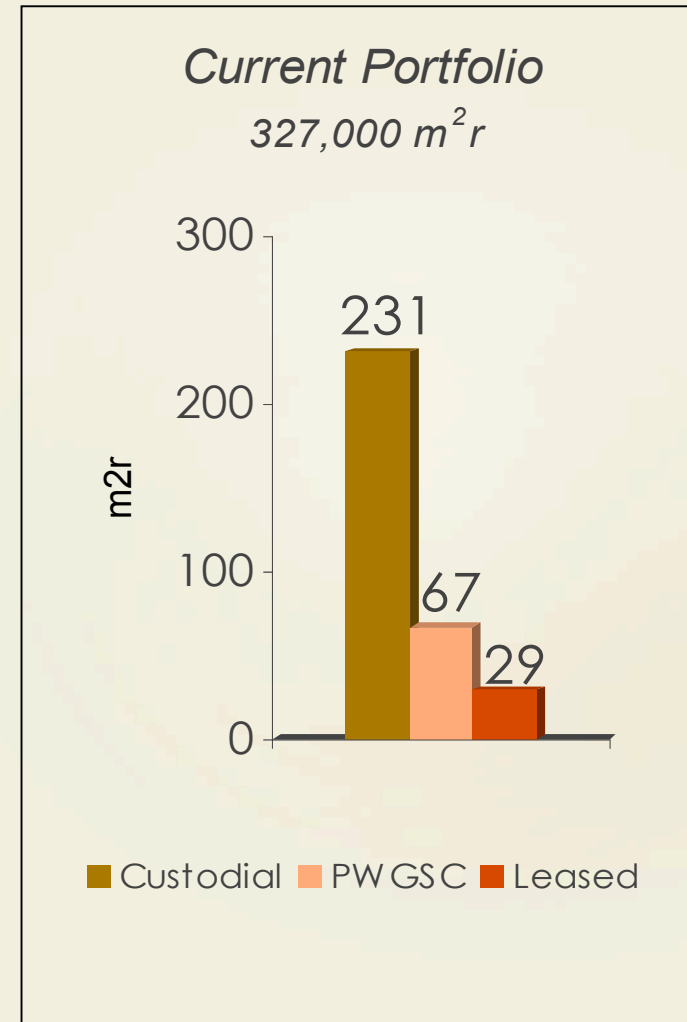
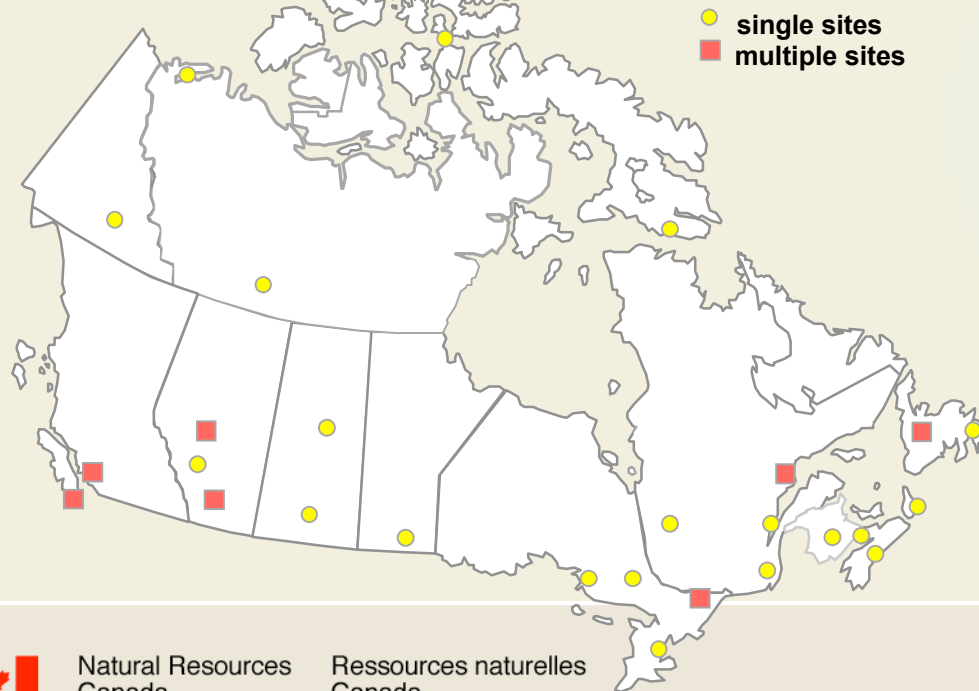
- NRCan at a Glance
- Information Management @ NRCan (overview)
- Building Condition Assessment - BCA (previous, current and future approach)
- Using BCA for Building Management Planning
- Lessons learned
- Quick Facts
- Questions & Comments





NRCan at a Glance

- Value of portfolio is \$1.1B
- Portfolio includes 327K m²r
- 71% is Custodial
- Average age 45 years





Real Property Information Management @ NRCan

- Why manage Real Property (RP) information?
 - TB Requirement
 - RP is expensive
 - If RP fails it can have a serious & direct impact on the organization's core mandate
- How do we manage RP information?
 - Archibus (since 2003)
 - 2003 - : Inventory, Lease & Space Management
 - 2008 - : Added Building Condition Assessment
 - GFS (Government Financial System)
 - Custom built legacy financial system: Project Tracking & Financials (in the process of being replaced by SAP)





RP Information Management @ NRCan: Building Condition Assessment

Past (pre 2008):

- Periodic (5-7 years), paper-based, Building Condition Reports (BCRs)
- BCRs: Foundation for a yearly Building Management Plan (BMP)
- BMP supplemented with on-the-ground input from Property Managers and significant corporate memory
- BMP: Paper-based exercise
- Building rather than portfolio focus
- No relative measure of building condition
- Not evergreen / No consistent feedback loop

Current:

- Electronic BCR's (tabular format) entered into Archibus BCA Tool
- BCR's: Foundation for a yearly Building Management Plan (BMP)
- BMP supplemented with on-the-ground input from Property Managers and significant corporate memory
- BMP: Electronic exercise
- Portfolio rather than building focus
- Relative measure of building condition (Facility Condition Index – FCI)

Future (2009 & beyond):

- Evergreen / Consistent feedback loop





Building Management Planning: Using BCA Tool

- Original BCR information input into the BCA (Archibus)
- BCA provides an initial list of activities by building, by year by priority
- Activities are validated & updated by facility managers
- Using priority rankings, available funds are approved and allocated to highest priority activities
- Funds are committed in the Financial System

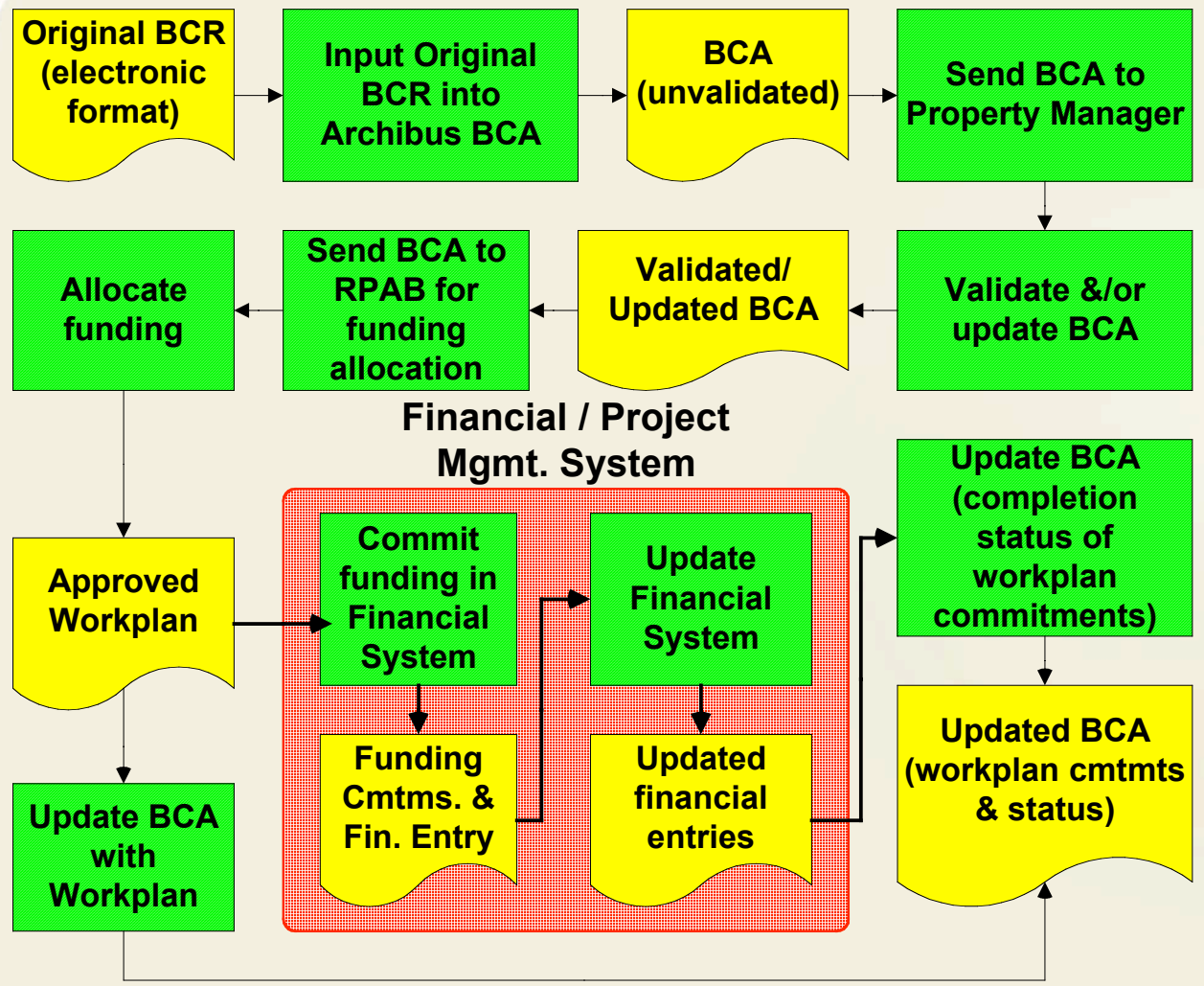


- Financial system information on activities is fed back to the Archibus BCA tool (e.g. completion status)





Building Management Planning: Using BCA Tool (flow-chart)



Financial / Project
Mgmt. System





Building Management Planning: Using BCA Tool (an example)



| 1 - Original Building Condition Report (unvalidated / no input from facilities) | | | | | | |
|---|-----------|--------------------|------|-----------|------------|--------|
| Components | Condition | Recommended Action | Date | Cost | Priority | Status |
| Doors | Excellent | Replace | 2025 | \$10,000 | N/A | N/A |
| Windows | Average | Replace | 2015 | \$20,000 | N/A | N/A |
| Windows | Average | Repair | 2009 | \$7,000 | Priority 3 | N/A |
| Walls | Good | Replace | 2060 | \$200,000 | N/A | N/A |
| Roof | Poor | Replace | 2005 | \$30,000 | Priority 2 | N/A |





Building Management Planning: Using BCA Tool (an example)



2 - Building Condition Report (validated with input from facilities)

| Components | Condition | Recommended Action | Date | Cost | Priority | Status |
|------------|-----------|--------------------|------|-----------|------------|--------|
| Doors | Excellent | Replace | 2025 | \$10,000 | N/A | N/A |
| Windows | Average | Replace | 2015 | \$20,000 | N/A | N/A |
| Windows | Average | Repair | 2009 | \$15,000 | Priority 2 | N/A |
| Walls | Good | Replace | 2060 | \$200,000 | N/A | N/A |
| Roof | Poor | Replace | 2005 | \$50,000 | Priority 1 | N/A |
| Furnace | N/A | Install | 2009 | \$40,000 | Priority 1 | N/A |





Building Management Planning: Using BCA Tool (an example)



3 – Building Condition Report (Approved Workplan)

| Components | Condition | Recommended Action | Date | Cost | Priority | Status |
|------------|-----------|--------------------|------|----------|------------|----------|
| Roof | Poor | Replace | 2005 | \$50,000 | Priority 1 | Approved |
| Furnace | N/A | Install | 2009 | \$40,000 | Priority 1 | Approved |





Building Management Planning: Using BCA Tool (an example)

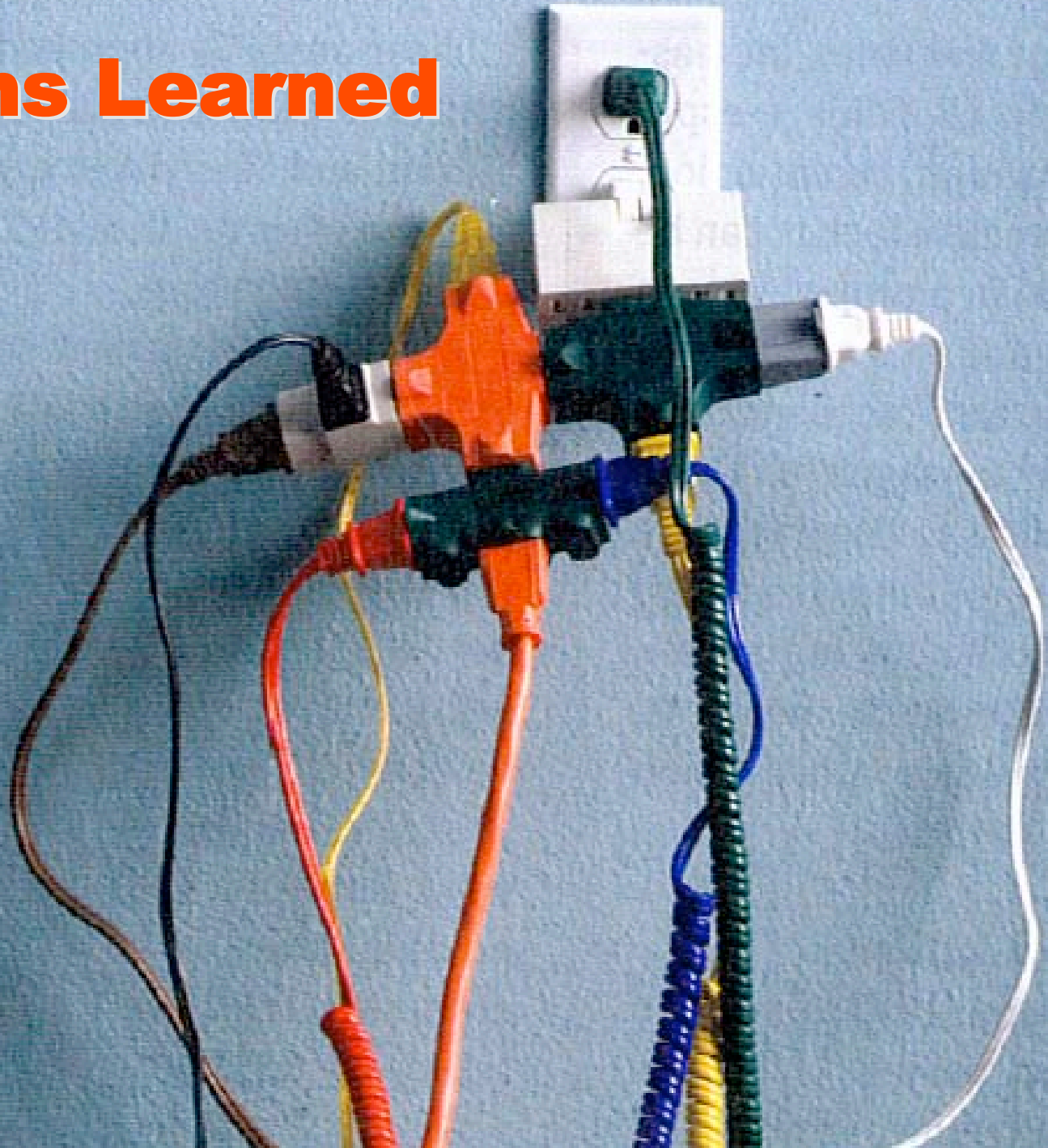


4 – End of Year or Quarterly Workplan Update

| Components | Condition | Recommended Action | Date | Cost | Priority | Status |
|------------|-----------|--------------------|------|----------|------------|-----------|
| Roof | Poor | Replace | 2005 | \$50,000 | Priority 1 | Completed |
| Roof | Excellent | Replace | 2035 | \$50,000 | N/A | N/A |
| Furnace | N/A | Install | 2009 | \$40,000 | Priority 1 | Completed |
| Furnace | Excellent | Replace | 2050 | \$40,000 | N/A | N/A |



Lessons Learned





Lessons Learned (continued)

- Know what you (& your stakeholders) want up front? Changing it later will be costly (time & \$\$\$) & frustrating
- Just because you can, doesn't mean you should! If you create an information "beast", be ready to feed it!
- Compatibility with spreadsheet packages (e.g. Excel) ensure maximum flexibility for customized reporting
- Documentation (e.g. process map, document customization, business rules and practices) is essential for ensuring business continuity
- Integration with corporate systems (e.g. HR, Finance) provide value added BUT can be costly to establish and maintain (consider alternatives)
- Have a plan to keep data fresh





Lessons Learned (continued)

- Know what you (& your stakeholders) want up front? Changing it later will be costly (time & \$\$\$) & frustrating
- Just because you can, doesn't mean you should! If you create an information "beast", be ready to feed it!
- Compatibility with spreadsheet packages (e.g. Excel) ensure maximum flexibility for customized reporting
- Documentation (e.g. process map, document customization, business rules and practices) is essential for ensuring business continuity
- Integration with corporate systems (e.g. HR, Finance) provide value added BUT can be costly to establish and maintain (consider alternatives)
- Have a plan to keep data fresh





Lessons Learned (continued) & Quick Facts

Lessons Learned

- Good information pays (secure new & protect existing source of funds)
- Don't reinvent the wheel
- Good information management systems can help with new TB Investment Plan requirements

Quick Facts

- Cost
 - Archibus BCA: less than \$25k (TBD)
 - Licensing: 20% of above
 - Customization: \$5k
- Building Condition Reports
 - Cost: \$1.1M
- Activity Items
 - 3,500
- Number of BCA activities typically initiated every year
 - 250-300 / year





Questions & Comments

Michael M. Nowlan, M.P.I.

Real Property Policy and Information Manager

Real Property & Environmental Management Division

Natural Resources Canada

885 Meadowlands Dr, Suite 400, Ottawa Ontario, K1A-0E4

tel: 613-957-0367

e-mail: mnowlan@nrcan.gc.ca

facsimile: 613-957-9500



Natural Resources
Canada

Ressources naturelles
Canada

Canada