



CENTRALIZING FACILITY CONDITION INFORMATION TO CREATE PRIORITIZED CAPITAL PLANS

INDUSTRY

Public Sector

ACCRUENT SOLUTIONS

VFA - Facility Condition Assessment & Capital Planning

"Accruent has simplified the ability to create one comprehensive 10-year capital plan for 1,000 buildings in 15,000 line items rather than 15,000 spreadsheets."

– Marion Birkenhead, Capital Planning Manager



120,000+
ACRES
MANAGED

1,000+
BUILDINGS
MANAGED

3.3M
RENTABLE
SQUARE FEET

95%
MAJOR PROJECTS
DELIVERED ON-BUDGET

THE COMPANY

Infrastructure Ontario (IO) is a Government of Ontario crown agency whose purpose is to build, manage, finance, and enhance the value of Ontario public assets. IO procures and delivers major infrastructure projects to repair, rebuild, and renew the province's roads, highways, bridges, public transit, post-secondary institutions, hospitals, and courthouses in communities across Ontario.

THE CHALLENGE

With a vast portfolio, the biggest burden for IO had been the management of information in disconnected spreadsheets. The agency manages the needs of buildings across the province, and it was difficult to understand where its priorities should be without having all relevant, necessary information in a centralized database. As a result, repairs were based on observations made during inspections and performed on an as-needed basis.

- Information stored in multiple, disjointed spreadsheets
- Lack of a comprehensive capital plan
- Limited visibility into facility components



THE SOLUTION

IO implemented VFA to pull information from several spreadsheets into one centralized database. Before VFA, a facilities manager would inspect a building, observe a boiler, and determine that no repairs were needed based on its appearance and functioning – and this would sometimes lead to an unexpected need for a repair later down the road. With Accruent, that same manager now can determine that the boiler needs a renewal based on its age and according to Building Owners and Managers Association (BOMA) standards, and a renewal can then be made, preventing a future breakdown.

- Offers a holistic view of a large building portfolio
- Consolidates several spreadsheets into one centralized database
- Delivers a snapshot in time of components such as age, remaining life, and current condition

THE RESULTS

Implementing VFA has enabled IO to adapt its business model to better plan repairs and renewals, and to enhance a rolling inspection plan that is more organized, methodical and successful. By creating a 10-year capital plan and 3-year tactical plan with clear priorities, the agency now executes on a plan to repair, replace, or continue with renewals. From an operational perspective, IO has achieved its goals of guiding projects by five key principles – transparency, accountability, value for money, public ownership and public control, and public interest – and is able to make better and faster decisions.

- Greater visibility into the priorities across its portfolio
- Development of a comprehensive capital plan
- Projects implemented more quickly
- Simplified management of building information
- Empowerment to make better and faster decisions
- Lower risks of future breakdowns