The Integrated Capital Asset Management Program (ICAMP), was conceptually introduced by Facilities and Risk Management in 2007, and has recently acquired funding to proceed with program development and implementation.

Prior to funding, an ICAMP Working Group, consisting of representatives from nine UC Campuses and UCOP, was formed and was instrumental in establishing the direction and purpose for the program. Its efforts produced an Initial Program Statement for ICAMP, stating;

*Given the age and current condition of University facilities, there is a critical need at the campus and Systemwide level to make sound capital renewal decisions based upon accurate information that identifies, prioritizes and quantifies facility renewal needs. We need to be able to understand the consequences of these decisions or lack of for the University’s mission in a focused and data driven way.*

With this statement as the starting point we begin the process of building the working elements of ICAMP.

At the core of ICAMP is the University’s corporate need to effectively and efficiently acquire condition and risk information about the property assets of the University. Campuses currently track this information in a variety of ways and variety of depth. None of these systems communicate with one another nor are there consistent standards or roll up of asset types (e.g. housing, hospitals, laboratories, etc. Corporate roll-up of campus information is cumbersome and time consuming for all to use and update. Within campuses there are any number of asset custodians. The initial review of asset custodians at the campuses and med centers surfaced over 70, plus a dozen more at UCOP. All must have input in the development process for ICAMP to succeed.

Implementing a new comprehensive Facilities Asset Condition Assessment Program under ICAMP mandates that its requirements be identified and must include a transition process to an on-going assessment program. Implementation will include determining which elements should be reviewed and made part of the program requirements, such as the following:

- A means to integrate these new systems with both the existing campus systems and the UCOP systems.
- A means to efficiently input new or changing facility data into the system; both from adding new buildings/facilities and from work order systems.
- The capture of asset condition data in near real-time and keeping the information current through automated electronic updates.
- Electronically integrate or absorb existing databases (EFA, FIRM, Major Cap, EnergyCap and Sustainability) into ICAMP along with critical Risk Management information.
- Electronically integrate campus and medical center asset condition information
- Creating a single data entry process with systems that share data with each other.
- Generating capital improvement plans (CIP) spanning twenty years, if desired. Shorter, more focused plans might also be generated the project level.
- Automatically updating the CIP as repairs are made, new facilities are added or old demolished; or, when conditions of the assets are reevaluated, increasing or decreasing their anticipated useful life.
- Tracking deferred maintenance and updating the information as repairs are made or additional assets move into a deferred maintenance status.
- Adding Mission Criticality to the review process and thereby prioritizing needed and essential repairs.
- Generating a Facilities Renewal plan that projects when an asset should be “renewed” or replaced aiding “renovate or demolish and build new” decisions.
- Capturing all data elements associated with asset risk and creating the ability to accurately describe assets to insurance underwriters. (thus minimizing property insurance cost)
- Creating 360 degree informational view of operational cost per asset (e.g. maintenance, utilities, and other costs.)

Other requirements may also surface as interaction with the asset custodians occur.

Due to the size and complexity of the University assets (125,000,000 plus square feet of space), ICAMP is planned on a four year implementation schedule. The first year, 2013, will be mostly spent in acquiring stakeholder input and developing the program requirements for both ICAMP and for the software that will be selected. The second year, 2014, will focus on developing a solicitation for the software, finalizing the ICAMP requirements, procuring the software and testing both the program requirements and the software. The actual on-site condition assessments will begin in the third year, 2015, and are anticipated to take up to twenty four months to complete. The program is targeted for transition to an on-going process by December 2016.

The condition assessment providers have made large strides in the past several years, developing better technology to assess facility condition and integrate electronic systems. Companies have merged and formed technology partnerships. The industry has changed in a positive direction since UC last looked at a solution for ICAMP.

The implementation of ICAMP offers UC an opportunity to fix several problems in current systems and, once completed, will provide strong planning tools for near and long term 360 degree asset management and prioritization through a risk based assessment process.

We are currently conducting phone interviews with identified campus asset stakeholders, with in person campus visits planned for the beginning of 2013.