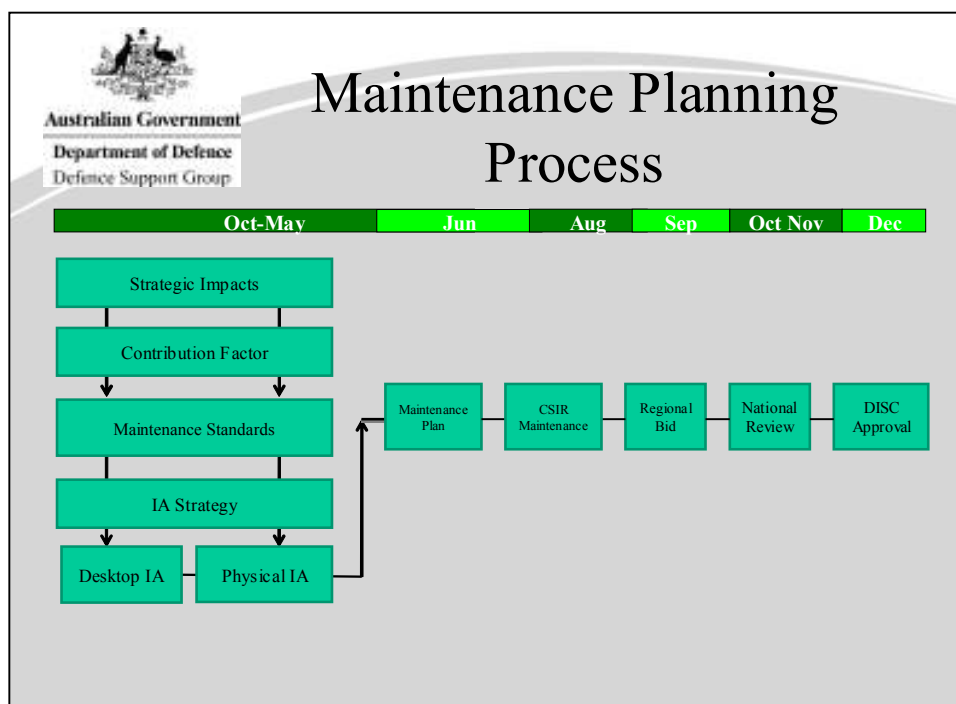




Quick Reference Guide INFRASTRUCTURE APPRAISAL and MAINTENANCE PLANNING

The Infrastructure Appraisal is focused on maintenance, not new works

- **Maintenance**
 - an activity that will ensure an asset remains functional in accord with its design use and achieves its economic life expectancy, replacing like for like.
 - This is planned through Infrastructure Appraisal
- **New Works**
 - an activity that will enhance the function of an asset, create/acquire a new asset or materially extend the life of an asset beyond its original designed life.
 - This is excluded from Infrastructure Appraisal



Strategic Impacts

Planned actions that will affect the use and condition of a structure now or in the future

- Why are they important?
 - To ensure a structure's level of maintenance reflects its current and future use -
 - MCF Program spends approx \$400-500m pa on new works - these impact existing structures
 - To prevent wasted effort - eg conducting detailed IA on structures about to be demolished
 - To demonstrate Defence manages strategically - ie maintenance condition reflects its role in Defence capability



Defence Facilities Training

Contribution Factors

- Contribution Factor is the importance placed on a structure to reflect its contribution to Defence capability.
- 1-5 scale
- 90% of structures in DEMS have a CF rating

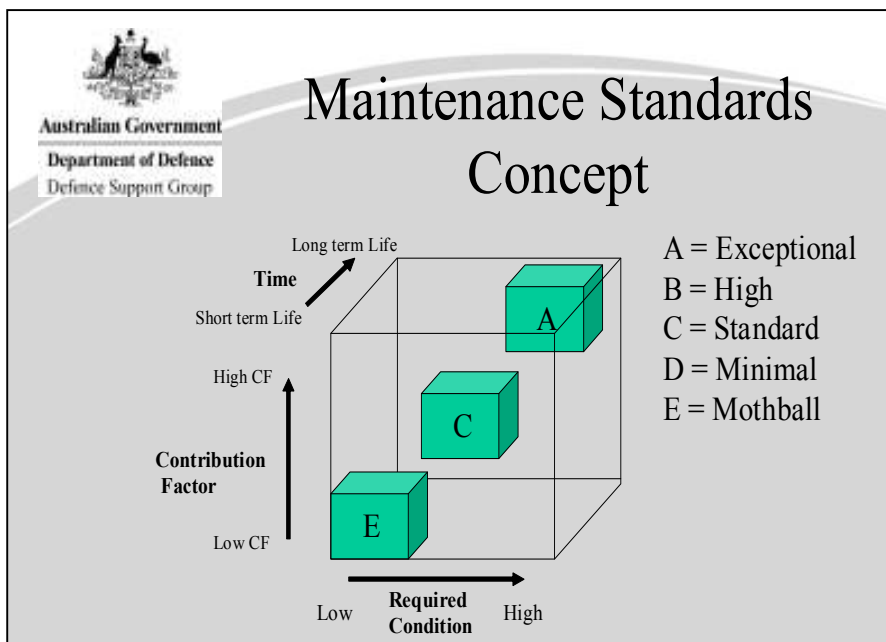
Contribution Factor		Example
1.	Major Asset	<p>A Major Asset should be located in a security area, protected by an approved Security Alarm System.</p> <p>Examples include:</p> <ul style="list-style-type: none">• Critical command, control, intelligence and communications assets; and <p>Roads, water, electricity and backup electricity for Major Assets.</p>
2.	Important Asset	<p>An Important Asset should be located in a security area, protected by an approved Security Alarm System.</p> <p>Examples include:</p> <ul style="list-style-type: none">• Essential military working accommodation and healthcare buildings;• Storage facilities for weapons, ammunition, combustible materials and medications; and <p>Roads, water and electricity for Important Assets.</p>
3.	Support Asset	<p>Examples include:</p> <ul style="list-style-type: none">• Capability support working accommodation;• Essential training and educational assets;• Military vehicle storage;• High-use live-in accommodation; and <p>Roads, water and electricity for Support Assets and backup electricity for Important Assets.</p>
4.	General Purpose	<p>General Purpose Assets are typically:</p> <ul style="list-style-type: none">• Low in replacement value and require regular maintenance;• Require normal fire protection; and require normal security protection. <p>Examples include:</p> <ul style="list-style-type: none">• Office, retail and assembly buildings;• General live-in accommodation and detached houses; and <p>General purpose utilities and engineering structures.</p>
5.	Low Importance	<p>Low Importance Assets are typically:</p> <ul style="list-style-type: none">• Low in replacement value;• Require occasional maintenance; reduced fire protection; and reduced security protection. <p>Examples include recreation facilities, monuments, carparks, general storage, and unused buildings.</p>
0	To be determined	



Defence Facilities Training

Maintenance Standards

- What are these?
 - A means to explain to an IA Surveyor what they should assess eg the building has a short life - fix only urgent items, leave the rest
- Why are these important
 - IA is not a “defects survey”
 - It is a strategic assessment of the needs of the Estate



Maintenance Standards

CF	Projected Life Of Structure In Its Current Form		
	Less than 1 year	1 to 5 years	Ongoing
1	A	A	A
2	B	B	B
3	E	D	C
4	E	D	C
5	E	D	D

- Matches Contribution Factor (CF) with Strategic Impact or intended life



Defence Facilities Training

What is an Infrastructure Appraisal Strategy?

- A decision on how we will assess each structure over the next 5-10 years
- 2 main types of IA - Desktop and Physical
- Why?
 - Defence has approx 40,000 structures and does not have \$20-30m to assess them at the same time

Work Requests

- IA Module uses DEMS Work Requests
- Fields used...
 - Work Request id
 - Description
 - Estimated Cost
 - Status
 - Intended Year
 - Priority
 - Trade Type
- All work requests visible to the IA Module are WR_Type = “Risk Managed Works”

Planning Priority

The Work Request priority codes are as follows

1	OH&S or OH&S Statutory Works	A WR that if not completed in the year shown will result in a breach of OH&S law
2	High Risk to Defence Capability	A WR that if not completed in the year shown will result in a major failure to Defence capability
3	Asset Preservation	A WR that if not completed in the year shown will result in un-acceptable deterioration of the asset
4	Low Risk to Defence Capability	A WR if not completed in the year shown could result in a minor loss of Defence capability
5	Life Cycle Replacement	A WR that is not a priority 1-4 but is required to ensure the functionality of the asset

The Priority code is not a replacement of the 7 dimension Estate Risk process, which is applied to Projects and not each Work Request. The Work Request priority codes will assist in grouping works for Project funding.



Defence Facilities Training

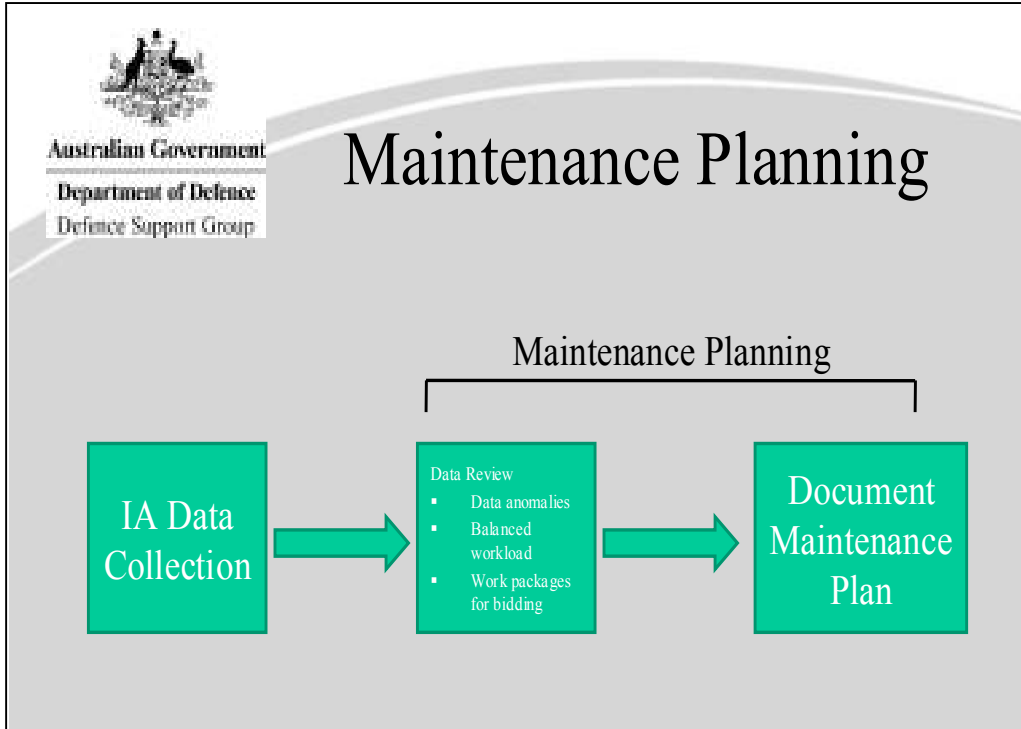
Clarification For Environmental Works

1	OH&S & OH&S Statutory Works	A WR that if not completed in the year shown will result in a breach of OH&S law. This excludes a breach in EPBC Legislation.
2	High Risk to Defence Capability	A WR that if not completed in the year shown will result in a major failure to Defence capability. This will include conditions that have been set out in an ECC or the DEIM environmental assessment report, EMPs/HMPs
3	Asset Preservation	A WR that if not completed in the year shown will result in an un-acceptable deterioration of the asset. This will include conditions that have been set out in an ECC or the DEIM environmental assessment report, EMPs/HMPs
4	Low Risk to Defence Capability	A WR that if not completed in the year shown will result in a minor loss of Defence capability.
5	Life Cycle Replacement	A WR that is not a priority 1-4 but is required to ensure the functionality of the asset.

Trade Types

The following trade type codes are used in IA.

Trade Name	
Air Conditioning	General Maintain
Asbestos Work	Glazing
Carpentry	Mechanical
Civil Work	Other
Consultancy	Painting
Data Cabling	Plumbing
Electrical	Roads
Environmental	Roof
Fence	Security
Fire Systems	Structural
Floor Covering	



Step 2a National Funding Advice for 09-10 Bid

Priority

	P1	P2	P3	P4	P5
1	✓	✓	✓	✓	✓
2	✓	✓	✓	✓	X
3	✓	✓	78%	X	X
4	✓	X	X	X	X
5	✓	X	X	X	X

Contribution Factor

- Highlighted areas: group and bid works
- Non-highlighted areas: bid works only when assessed risk justifies proceeding
- If a work is not in the IA Maintenance Plan don't bother

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