



Sandia National Laboratories

Condition Assessment & Reporting of Sheds and Trailers

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Sandia is a multiprogram laboratory operated by Sandia Corporation, a Lockheed Martin Company,
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CAS for Trailers & Sheds

Sandia's FIMS Inventory - March 2008							
Site	Buildings	GSF	Sheds	GSF	Trailers	GSF	OSFs
SNL-NM	228	5,651,965	487	159,909	167	272,235	415
SNL-CA	53	862,799	9	1,589	12	34,973	69
SNL-NV	41	111,152	51	13,454	16	5,338	86
SNL-HI	17	42,924	10	3,031	28	11,755	57
	339	6,668,840	557	177,983	223	324,301	627

Sheds & Trailers are: **44%** of Inventory Count, but only **7%** of Square Footage, and cost **\$190k+** to assess over 5 years



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Are Sheds & Trailers worth the Hassle?

Arguments For:

- **“Every Asset is an Asset” – size doesn’t matter**
- **They can add to the “1 up – 1 down” space bank**
- **We couldn’t house all our people without Trailers**
- **We couldn’t store all our valuable stuff without Sheds**
- **They are cheaper than a real building, sometimes**
- **We can rent them – *forever*, if we want to**



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Are Sheds & Trailers worth the Hassle?

Arguments Against:

- **DOE Order 430.1B makes no distinction between “major” assets and sheds – all must have a CAS visit**
 - Costs the same *or more* per sqft to assess as a building
 - Costs the same labor to enter into CAIS and CMMS
 - Can’t use all the data we can collect
- **Not a candidate for Renovation or FIRP funding**
 - Given preventive and on-demand maintenance *only*
 - Thus do not accumulate classic Deferred Maintenance
 - Thus incorrectly look “Excellent” in FIMS !
 - None is listed as “Mission Critical” in the TYSP
 - A very few are “Mission Dependent” offices
 - Many purchased by Programmatic Funding
 - Ignored when program funds run out



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The Good...



**These are newer
and in rather
good condition**



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The Bad...



These are in “fair”
or “adequate”
condition, mostly



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The Ugly...



And these
are not...



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What to Do?

- **Perform an Abbreviated Assessment (CAS-Lite)**
 - On the same 5-year schedule, no change
 - Make sure we still have it, and it is in the same place
 - Verify infrastructure/utilities connections – if any
 - Verify its FIMS Model and Use Code are accurate
 - Write tickets for any needed maintenance; ES&H
 - **Subjectively** assign an overall FIMS Condition Code
 - Excellent, Good, Adequate, Fair, Poor, Failed (see next slide)
 - **Back-Calculate an equivalent Deferred Maintenance value**
 - RPV x Condition Code middle percentage = DM
 - OR**
 - RPV – Depreciated Remaining Value = DM
 - Upload into CAIS, CMMS, and FIMS
- **All Done !**



Subjective FIMS Condition Codes and DM

EXCELLENT – Like new, everything works, no appreciable cosmetic wear, no leaks or squeaks	DM \approx RPV \otimes 1%
GOOD – Nearly new, everything works, shows some cosmetic wear, rarely leaks and squeaks	DM \approx RPV \otimes 3.5%
ADEQUATE – At mid-life, structurally sound but <u>much</u> cosmetic wear, some rust, patched leaks	DM \approx RPV \otimes 7%
FAIR – Minor structural squeaks and leaks, cosmetic upgrade overdue, occasional outages	DM \approx RPV \otimes 18%
POOR – Barely habitable, unreliable systems and security, a rusty shaky cosmetic disaster	DM \approx RPV \otimes 40%
FAILED – Not habitable, major defects, systems inoperable, only low-value open storage <u>maybe</u>	DM \approx RPV \otimes 75%



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A Brief History

- Sandia's original FIMS upload had over 2900 assets
 - Everything Maintenance had ever touched
 - Maximo CMMS Master Building Table, essentially
- Asked for permission to archive Transportainers & Tents
 - Logic: They are programmatic personal property
 - NNSA/SSO letter approval, October 2004
 - FIMS shrank to 1763 assets currently
 - But that includes Infrastructure, etc
- Asked for permission to archive Sheds; maybe Trailers
 - Turned down by MA-50 at EFCOG meeting, February 2006
- Asking again, SNL to NNSA/SSO, February 2008
 - No answer yet
 - Also asking for CAS community support



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Questions?

Suggestions?

What do You do ??