

Space Chargeback to Space Cost Recovery

SAND2011-6285C

Karen Henry, Data Analysis
Facilities Management and Operations Center (FMOC)
Sandia National Laboratories

EFCOG Workshop
Albuquerque, New Mexico
August 30, 2011

SAND2011-6285 C

Sandia National Laboratories is a multi-program laboratory managed and operated by Sandia Corporation, a wholly owned subsidiary of Lockheed Martin Corporation, for the U.S. Department of Energy's National Nuclear Security Administration under contract DE-AC04-94AL85000.



Agenda

- Chargeback vs. Cost Recovery
- What's Our Motivation?
- How It's Done
- Questions?

Chargeback vs. Cost Recovery

- Space chargeback, sometimes referred to as space audit in some facilities-management applications, takes the traditional approach of billing owners of space for actual costs incurred.
- Costs are incurred for services that are paid through an invoicing process.
- This approach works well for single-owned facilities, but not so well for campus-type facilities. Campus-type facilities incur costs that are spread throughout one or many of the facilities at each site.

What's Our Motivation?

- We took the traditional space chargeback approach and made it into a yearly total cost recovery process, which bills occupant owners of a facility on a monthly accrual basis.
- Our goal was to make the billing process fair for all space owners and only bill total yearly costs at the end of 12 months.

What's Our Motivation?

- Executive management concluded that if all space owners were responsible for the costs of upkeep and maintenance, they would have an incentive to return all underutilized space.
- This space would then be reassigned to others to help meet their space requirements and overall space utilization would improve.

How Do We Do This?

- Identify all space by type.
- Identify all owners of space.
- Identify all costs associated with facilities.
- Identify corporate shared space.
- Identify metered electricity usage.
- Identify cost pool, and define which costs would be recovered.

How Do We Do This? (Cont'd.)



How Do We Do This? (Cont'd.)

■ Floor Measurements

* Gross Area	43996.8	square-feet	(Enter Construction Gross Area)		
* Gross Measured Area	42979.5	square-feet	(Enter Area enclosed by Dominant Portion Ext Wall)		
Rentable Area	42979.5	square-feet	Rentable Area (Imperial)	42979.5	square-feet
Usable Area	42979.5	square-feet	Usable Area (Imperial)	42979.5	square-feet
Building Common Area	20523.1896	square-feet	Sum of Space Building Common Area		
Basic Building Common Area Rentable	20523.1896	square-feet	Building Common Area * (Rentable Area / Usable Area)		
Floor R/U Ratio	1		Rentable Area/Usable Area		
Utility Area	90540.502	square-feet	Space Area Rollup	42979.6055	square-feet

■ Office Space Reporting

Questions?