



# ***Asset Management and Valuation Services***

## *Leading with Experience*

Today's dynamic regulatory changes and internal resource constraints are increasing the burden on the accounting and finance functions at many institutions and often leading to missed opportunities or non-compliance cites from the auditors. Let our experienced team of professionals apply their decades of experience and regulatory knowledge to address your institution's array of fixed asset needs.

### **Our Proven Approach**

As your institution is challenged to meet the ever-changing needs of growth, acquisition, internal processes software transitions, and regulations, just to name a few, Attain Partners' approach is to work with you to identify the unique needs of each situation and develop a customized approach that adheres to regulatory requirements, minimizes burden on your staff, and generates tangible benefits.

### **Our Focus**

Maximizing depreciation recovery benefits, improving accountability and financial reporting, and enhancing property risk management.

- Movable equipment inventory
- Building componentization
- Outsourcing fixed asset maintenance and depreciation reporting
- Independent valuation expert to establish accurate insurable replacement values to minimize premium and proper coverage.

### **Key Industry Issues**

- Are your fixed asset records in compliance with federal regulations?
- Are you taking advantage of building componentization to maximize F&A rate and reimbursement recovery?
- Do you have the resources to accurately inventory and reconcile moveable equipment?
- Do you have an independent valuation of property to attain proper coverage at the lowest insurance premium?



## Asset Management and Valuation Services

### Building Componentization Study

Attain Partners' Building Componentization Study adheres to OMB 2 CFR 200 Uniform Guidance by identifying and segregating construction and renovation costs into the primary cost reporting groups: building structure, building services, and fixed equipment. Our studies include a room-by-room detail of fixed equipment to support asset stewardship and cognizant agency audit. Based on institutional useful life experience, and not arbitrary or "industry" lives, our study fully maximizes allowable depreciation deductions and enhances the institutions' F&A cost proposal.

### Outsourced Fixed Asset Record Maintenance and Depreciation Reporting

Attain Partners is highly experienced with managing fixed asset records, providing timely, accurate quarterly and annual updates, and detailed depreciation reporting for regulatory, financial, and tax reporting. We use industry-standard depreciation software that allows the integration of automated moveable equipment inventories and reconciliation surveys.

### Moveable Equipment Inventory

Attain Partners offers complete wall-to-wall moveable equipment inventory and reconciliation services that range from periodic compliance reviews to fixed asset conversion implementation. We utilize a variety of tagging technology to meet the unique needs of our clients and handheld scanners to provide cost efficient and highly accurate results. We work with our clients to improve capitalization policies and procedures to improve regulatory compliance.

### Property Insurance Valuation

Attain Partners' fixed asset valuation services team is experienced in the wide range of buildings for government and private industry, including higher education and research institutions, affiliated medical centers, and hospitals. The use of inflation adjustors or past acquisition costs become inaccurate over time. Our independent valuation report provides you with a sound foundation to obtain property coverage from insurance brokers and underwriters, and will be customized to your need for insurance replacement cost, historic replacement cost, or actual cash value.

## Case Studies

### Outsourced Fixed Asset Inventory and Reporting

An affiliated medical center for a leading medical school was in transition to a new ERP system and needed assistance with a verification of the fixed asset records for accuracy and location.

Attain Partners' solution was to provide 100 percent outsourcing solution to maintain their fixed asset records and to conduct an annual moveable equipment inventory to reconcile unrecorded disposals and additions, and the collection of physical location and asset data to enhance the fixed asset records and provide efficiency for future internal audits.

### Building Componentization

A Higher Education institution had been depreciating building assets over a 50-year life for many years without implementing component groups and fixed equipment room by room inventory.

Our building componentization study identified costs to the defined component groups and resulted in a shorter overall depreciation life which enhanced their capital component Federal reimbursement consistent with their F&A rate proposal. The resulting componentization detail improved accountability of the costs for regulatory and financial reporting requirements.

### Property Insurance Valuation

A leading higher education institution with extensive and imperative national research activities in a major U.S. coastal city had transformative changes in the past decades. In order to understand the magnitude of its risk exposure, we performed an appraisal to estimate the insurable replacement cost of its facilities.

In addition to providing a sound and independent basis for securing adequate property coverage, the valuation reports would serve as important documentation should the campus be struck with a major hurricane event and suffer losses.

## Not just powering the future—empowering it.

Based in McLean, Va., Attain Partners is a management, technology, and compliance consulting firm. Our consultants deliver transformative services, solutions, and market-leading results to the education, healthcare, and nonprofit communities, as well as state and local government. From research administration to F&A cost rate proposal development and negotiation, facilities management, organizational and digital transformation, and strategic financial analysis, Attain Partners isn't just powering the future—we're empowering it.

For more information, please visit [AttainPartners.com](https://AttainPartners.com).