

Archibus® Maintenance CONDITION ASSESSMENT

Track and effectively manage deferred maintenance liabilities to mitigate risk and enable a closed loop process in taking corrective actions

Activities and Reports include:

Deficiencies by:

- Recommended Action
- Total Estimated Cost to Correct
- Construction Specification Institute (CSI) Element

Plus:

- Management Report by Condition
- Management Site Report By Building
- Corporate Project View
- Regional Project View
- Site Project View
- Group Assessment Project View

Plus Many More...

Could you justify increased deferred maintenance and capital renewal spending based on static, and possibly outdated information? Web-based Archibus Condition Assessment provides an objective, dynamic process for evaluating physical assets to help substantiate corrective action, based on risk mitigation and operational priorities. Using Condition Assessment's accurate, timely repository can help increase asset service life, minimize costly downtime, reduce administrative expense, and streamline capital planning and budgeting processes. Successful deployment could deliver improved Facility Condition Indices at a lower total cost of occupancy.

BENEFITS

- Mitigates risk by prioritizing problems for correction, based on objective measures and organizational needs
- Enables proactive identification of deficiencies to extend asset service life
- Demonstrates how costs are associated with corrective measures to justify budgets
- Reduces administrative cost by establishing a closed loop assessment and resolution process

Condition Priority	Total	Condition Value					
		Unacceptable	Poor	Fair	Good	Very Good	Not Insured
Total	Estimated Budget: 141,000 Count: 70	1,800	42,000	95,810	1,000	5	0
Life Safety	Estimated Budget: 1,143 Count: 6	0	0	0	0	0	0
Code Compliance	Estimated Budget: 940 Count: 3	0	0	0	0	0	0
Facility Loss	Estimated Budget: 38,700 Count: 8	0	0	38,700	0	0	0
Environ. Code	Estimated Budget: 0 Count: 0	0	0	0	0	0	0
Mission Support	Estimated Budget: 9,475 Count: 37	0	0	7,020	1,200	0	0
Delayed Priority	Estimated Budget: 17,000 Count: 1	0	0	17,000	0	0	0
Cost Effective	Estimated Budget: 42,200 Count: 2	0	42,200	0	0	0	0
Def. Resolution	Estimated Budget: 28,600 Count: 7	0	0	28,600	0	0	0

Collect condition assessment data in the field, identify high-priority items at a glance, and drill down for detailed reports



Mitigate Risk and Prioritize Actions

Archibus Condition Assessment provides an objective, systematic framework for prioritizing work on your buildings, systems, and equipment. Each asset is assigned a numerical rating to determine the level of risk it poses to the organization's overall mission. When presented in the Condition Assessment Scoreboard, these values help you quickly determine how an asset rates in areas such as life safety, regulatory compliance, operational support, or in other user-defined categories. This scoreboard enables you to objectively identify situations that require the most immediate corrective action.

- Improve information accuracy and consistency by applying assessment standards across the organization
- Enable segmented and consolidated views of all projects, groups of projects, or functional area projects
- Visualize, at a glance, which aspects of your facilities or infrastructure require immediate attention
- Analyze the impact the condition of physical assets has on achieving strategic and operational missions

Identify Deficiencies and Extend Service Life

Condition Assessment provides a dynamic, central repository of condition information that cost-effectively documents the nature and extent of a problem, as well as the options for corrective action. Using devices running Windows Mobile, you can synchronize condition descriptions, add digital images, and include the recommended action, such as clean, adjust, remove, repair, or replace. Submit a work request using the integrated Archibus Corrective Work or other existing CMMS applications.

- Extend asset service life by identifying minor repair issues before they escalate to more serious problems, such as damage to adjacent assets or total component failure
- Reduce downtime and its associated costs through the proactive identification of asset deficiencies
- Demonstrate that suitable mitigation measures are in place to manage identified risks
- Integrate assessment and work order management for closed-loop problem resolution

Justify Budgets and Spending

With Condition Assessment, you can demonstrate how costs are associated with corrective measures, which in turn are tied to an asset's strategic role in your organization. Associate potential capital and expense spending with the identified deficiencies, which may include life and fire-safety code violations, non-compliance with handicapped access guidelines, environmental issues, and more. Regardless of the asset, you can use Archibus Condition Assessment to track its condition, plan for corrective action, and prepare budget scenarios to obtain necessary funding.

- Prepare budgets for capital renewal, preventive maintenance, and repairs with ease
- Triage spending by focusing inspection on the most susceptible assets or systems
- Compare results from different time periods to determine a facility's or organization's improvement
- Weigh the importance of your physical assets and allocate funds to the most critical areas

Reduce Administrative Cost

Archibus Condition Assessment helps minimize administrative costs in creating a closed loop system to identify physical asset deficiencies and execute corrective action. The application reuses space, equipment and systems information that may already be maintained in the centralized Archibus repository. Add details on asset condition, over time, via Web forms or mobile devices. Generate pre-formatted assessment reports at a global or individual asset level to help determine total cost of ownership and guide optimized preventive maintenance strategies.

- Integrate seamlessly with supported mobile devices to enable cost-effective inspections and reporting
- Present easily compiled, complete, and defensible condition assessment findings to justify funding
- Reduce data collection and analysis efforts by applying assessment criteria to existing Archibus asset data
- Import and export asset data and assessment values effortlessly to facilitate