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ARCHIBUS Datasheet - Condition Assessment

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

Could you justify increased deferred maintenance and capital renewal spending based on static, and possibly outdated information?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, minimise 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 prioritising problems for correction, based on objective measures and organisational 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

Activities and Reports include:

Deficiencies by:
- Recommended action
- Total estimated cost to actual
- 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

And many more...

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

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ARCHIBUS Datasheet - Condition Assessment

Mitigate risk and prioritise actions

ARCHIBUS Condition Assessment provides an objective, systematic framework for prioritising work on your buildings, systems, and equipment. Each asset is assigned a numerical rating to determine the level of risk it poses to the organisation'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 organisation
- Enable segmented and consolidated views of all projects, groups of projects, or functional area projects
- Visualise, at a glance, which aspects of your facilities or infrastructure require immediate attention
- Analyse 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 synchronise 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 On Demand 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 organisation. 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, preventative 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 organisation's improvement
- Weigh the importance of your physical assets and allocate funds to the most critical areas

Reduce administrative cost

ARCHIBUS Condition Assessment helps minimise 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 centralised 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 optimised preventative 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 assessments and informed decision-making

ARCHIBUS Datasheet - On Demand Work

Schedule, dispatch, manage, and report maintenance tasks efficiently using self-service capabilities to reduce operational costs and increase customer satisfaction

Efficiently managing maintenance tasks is vital to keeping your organisation's infrastructure and facilities running smoothly. Stay on track with ARCHIBUS On Demand Work, a Web- and mobile-based application that automates all the steps of the on demand maintenance process, from requests, to approvals, to scheduling and work order issuance, to completion and feedback.

On Demand Work's self-service functionality helps lower operating costs by enforcing process control and keeping information current, accessible, and actionable. This centralised repository enables improved forecasting and budgeting to optimise operational effectiveness. Raise customer satisfaction levels by empowering requestors and communicating with them at every step of the process with ARCHIBUS On Demand Work.

Benefits

- Simplifies the request, dispatch, and feedback processes of maintenance tasks to improve service provision
- Reduces operating costs through automated workflows, mobile access and streamlined communication
- Provides a seamless link to Service Level Agreements (SLAs) to enforce standards and increase efficiency
- Enables improved forecasting of maintenance and capital budgets
- Helps achieve business results with ARCHIBUS Quick-Start, a productivity aid which includes tutorial videos and "How To" instructions
- Increases productivity with ARCHIBUS All-in-One Home Page with quick access to 80% of most common tasks

Assign, track, and report on work orders through all stages until closure with the help of the Building Operations Console for desktop systems and the mobile interface for handheld devices

ARCHIBUS Datasheet - On Demand Work

Simplify the Maintenance Process

As part of an easy-to-deploy Web- and mobile-based platform, On Demand Work provides an intuitive, self-service environment for work requests, which can be easily extended to your entire organisation. Deployment of On Demand Work frees operational managers from daily administrative tasks allowing them to spend more time improving overall service delivery at a lower cost.

- Enable standardised maintenance provision to reduce costs, discourage ad-hoc processes, and increase overall transparency of service delivery
- Identify when a resource is available, the projected response time, and the time to complete the task
- Approve or reject actions to maintain control over work requests using rules-based workflow
- Group work requests to work orders by priority, location, or trade enabling the most efficient dispatch and execution of work tasks
- Provide work requestors with automated email feedback at each status change
- Keep maintenance staff utilised in the field with the most current work, while getting their results in real time

Reduce Operating Costs

On Demand Work cost-effectively manages the flow of work requests and work orders to either internal or external work teams. The application also reduces the cost of reporting based on efficient data capture and reuse when compared to the inherently resource-intensive efforts required for paper-based processes. In addition, On Demand Work provides a Planning Board™ function to help supervisors easily and effectively plan work and schedule craftspersons. This function integrates pre-defined rules such as service windows and vacations/holidays when assigning work tasks. Supervisors can prioritise work effectively, ensuring critical tasks are handled in a timely manner.

- Simplify the maintenance process by organising craftspersons into work teams, provide specific steps for estimating costs, and assign work efficiently using the Planning Board function
- Ensure the appropriate trade or service provider receives the correct maintenance requests on time, so they can take action immediately
- Automate escalations to eliminate costly delays caused by non-response of requests
- Establish workflow parameters to re-prioritise requests and move them to the top of the list as other requests are completed
- Reduce costs of responding to inquiries by using mobile and dynamic updates to a centralised status page

Enforce Standards with SLAs

Integration of Service Level Agreements (SLAs) and role-based security ensures customers get the level of service defined by SLA parameters. Deployment of ARCHIBUS On Demand Work will:

- Allow work requests to take advantage of SLAs that define work team obligations, service windows, and performance measurements
- Measure response and completion times to detect performance issues and provide timely information for continuous process improvement
- Provide intelligent SLA selection that assigns requests based on need type, level of authorisation, expertise, and resources required to satisfy the request
- Create automated routing that forwards requests for required approvals and, based on the SLA, accelerates urgent requests to either internal or external work teams within seconds of submission

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ARCHIBUS Datasheet - On Demand Work

Improve the Planning Process

By capturing data centrally on maintenance costs by division, department, building, equipment, problem type, among others, ARCHIBUS On Demand Work helps managers plan effectively for budgets and optimise service levels. Other use-case examples:

- Assist with capital planning by reporting on equipment usage, parts, and service information
- Use summary reports to gain the proper oversight of various spending categories
- Track and report on parts inventories, equipment maintenance data, and work requests of all types
- Create reports to help allocate resources, justify additional personnel or purchase of capital equipment, and forecast future maintenance budgets
- Collect and report on metrics required by third party regulatory mandates more efficiently than paper based processes

Activities and Reports include:

- Open work requests by problem type and status
- Workload reporting with estimated hours
- Open work requests
- Cost of work requests
- Cost vs. budget of work requests
- Archived work requests
- Cost of archived work requests
- Flexible workflows and routing
- Schedule craftspersons and tools
- Work team performance
- Automated escalations and notifications
- Estimate costs: trades, tools, parts, etc.
- Satisfaction survey results
- Escalations of work requests
- Service Level Agreement (SLA) controls

Plus many more...

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Streamline and automate the Preventative Maintenance process to proactively maintain critical assets, minimising downtime and repair expense

Ensuring that critical assets are in optimal condition requires effective maintenance processes to efficiently allocate resources, enforce procedures/schedules, and manage performance. Web-based ARCHIBUS Preventative Maintenance (PM) enables users to proactively maintain assets, efficiently balance schedules, optimise resources, and track key metrics. ARCHIBUS Preventative Maintenance simplifies and improves these processes by minimising costly repairs, reduce operational downtime, extend asset service lifecycles, and improve planning.

Activities and Reports Include:

- *Procedures by primary trade*
- *PM work requests and work orders*
- *Overdue PM work*
- *PM work forecast*
- *PM resource requirements forecast*
- *52-week PM work schedule*
- *Equipment maintenance history*
- *Equipment failure analysis*
- *Equipment replacement analysis*
- *Trades/service provider analysis*
- *Plus many more...*

Benefits

- Streamlines and automates the PM process to improve operational efficiency

- Minimises operational equipment downtime and costly repairs

- Extends useful service life of physical assets resulting in reduced capital outlays

- Improves planning by capturing metrics on costs, resource usage, service provider workload/performance, equipment maintenance history, and more

- Delivers cost-efficient, closed loop Enterprise Asset Management (EAM) as part of the integrated, Web based ARCHIBUS product suite
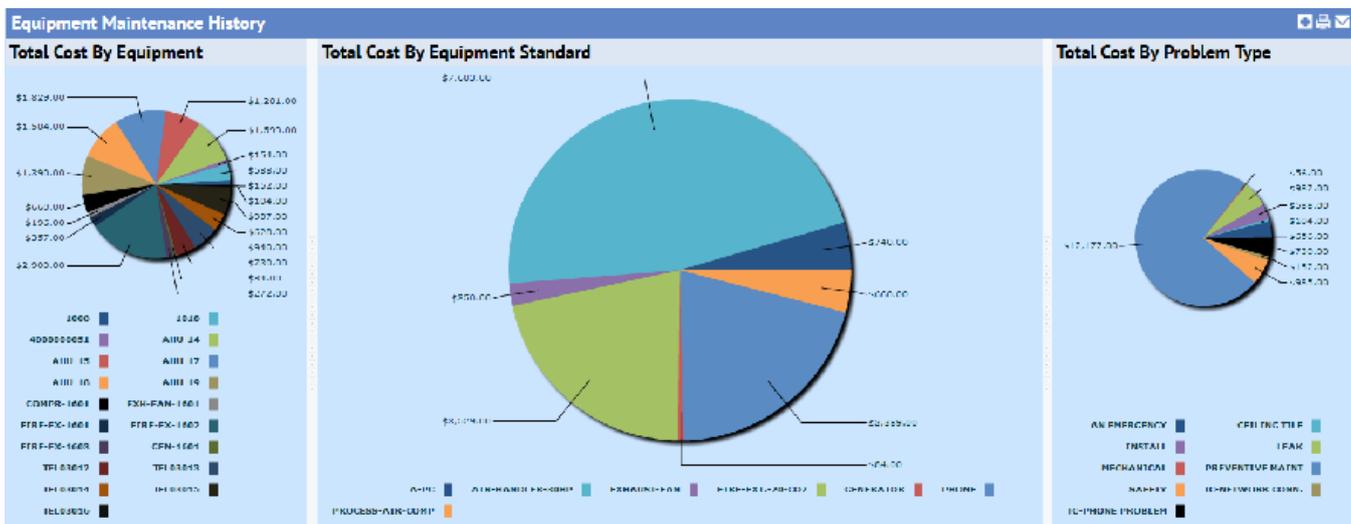
Easy to follow maintenance charts provide quick visibility into maintenance costs over time, and help detect failure patterns that may require immediate remediation

ARCHIBUS Datasheet - Preventative Maintenance

Streamline and Automate the PM Process

ARCHIBUS Preventative Maintenance provides an integrated Web-based solution for automating and proactively managing preventative maintenance tasks. Organisations miss fewer critical tasks and commit fewer errors by using centralised scheduling, automated work request/work order generation, balanced resource allocation, and other best practices for maintaining physical assets of all types, including vehicles.

- Support creation and flexible scheduling of PM processes by equipment type, need, or location
- Automatically generate Work Requests and Work Orders for specific recurring intervals that include procedures, deadlines, and resources needed
- Allocate resources up to one year in advance
- Assign procedures to multiple pieces of equipment and define PM schedule rules for many different equipment procedure combinations

Minimise Equipment Downtime and Repairs

The true cost of asset downtime is often a multiple of the immediate labour cost needed to fix it – sometimes as much as ten times the estimates used in cost justification reports. That true cost includes the loss of productivity from equipment inefficiency or failure on downstream stakeholders and its effect on customer service. ARCHIBUS Preventative Maintenance helps ensure equipment, personnel, and operations run at peak efficiency, while reducing the risk of injury or regulatory fines.

- Schedule tasks by fixed dates, adjustable intervals, meter/mileage readings or other parameters
- Document equipment maintenance history to enable performance analysis and detect patterns that require remedial process changes
- Improve critical system reliability and spare part inventory management

Extend Lifecycles, Reduce Capital Outlays

An effectively managed PM programme can potentially extend the service life of assets beyond published parameters. As replacement costs continue to increase, it is imperative to establish proactive PM processes made possible by ARCHIBUS Preventative Maintenance. Longer equipment lifecycles allow organisations to postpone or defer capital outlays, relieving budgetary pressure.

- Perform lifecycle cost analysis for fact-based "fix versus replace" decisions
- Ensure adherence to PM processes that extend equipment lifecycles
- Reduce capital outlays by delaying asset replacement costs

Improve Performance and Planning

ARCHIBUS Preventative Maintenance provides the ability to capture and analyse performance metrics to improve operations. An aggregation of all maintenance data in a central repository, combined with the ability to view and evaluate all processes/costs/outcomes, adds a sophisticated prescriptive capability to the solution. This combination of the actionable and the analytical within ARCHIBUS Preventative Maintenance can help transform an organisation's stewardship of its assets.

- Capture key cost metrics for more effective budget control
- Analyse resource usage to optimise selection and allocation of equipment, materials, personnel, and more
- Evaluate in-house and/or service provider workload/ performance to gauge cost-efficiency
- Document equipment maintenance history to obtain greater insight into process results, repair/replace scenarios, and capital equipment acquisition plans

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ARCHIBUS Datasheet - Preventative Maintenance

Implement a Complete Web-based EAM Solution

While it can be implemented as a standalone application, ARCHIBUS Preventative Maintenance supplements other ARCHIBUS Web-based applications to deliver a comprehensive, fully integrated Enterprise Asset Management (EAM) solution. Its intuitive forms tie directly into the centralised ARCHIBUS repository to allow re-use of existing data, which avoids time-consuming re-keying or porting of data between systems.

- Work seamlessly with ARCHIBUS On Demand Work to simplify both preventative and reactive maintenance
- Use with ARCHIBUS Service Desk to introduce self-service features governed by Service Level Agreements
- Integrate easily with supported mobile devices for enhanced dispatch and response capability