

What's New? Building Operations Management

Overview

Effective building operations management includes creating a maintenance plan and making adjustments as circumstances change. Maintenance planning happens on multiple levels and timelines. In the long term, organisations need to look months and years ahead to plan for the care and upkeep of equipment and facilities that support the organisation's goals. In the short term, supervisors must handle urgent and reactive work that inevitably arises for any large organisation. ARCHIBUS enables organisations to conduct preventative maintenance planning of future work and perform labour planning for current work orders.

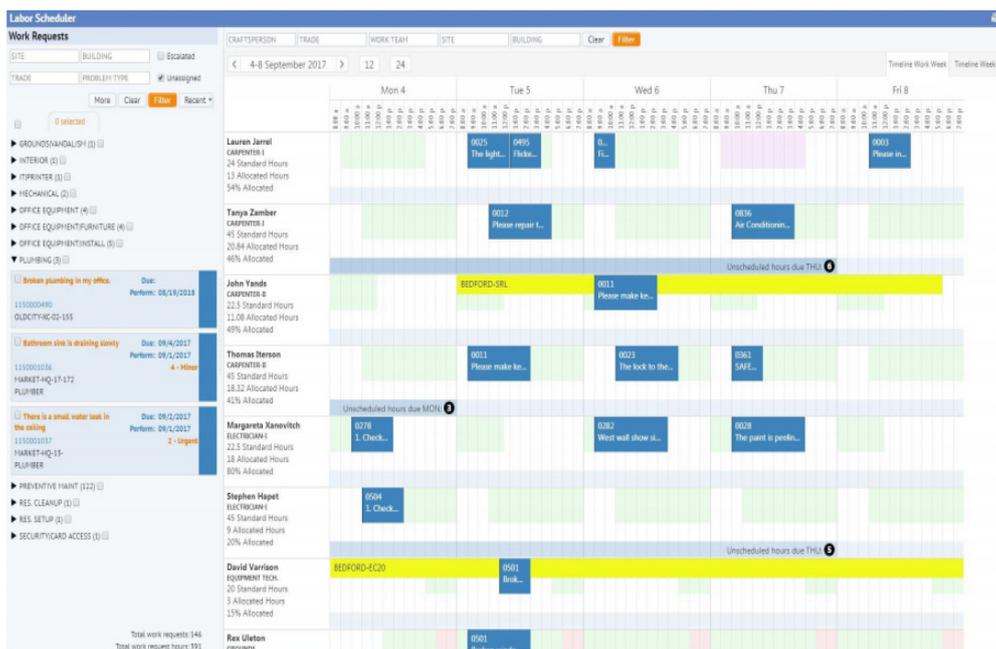
Labour Planning

Planning labour requires insight into the availability and capacity of internal labour and the queue of work. ARCHIBUS provides tools for easily assigning and rearranging work, defining schedules and exceptions, and managing backlogs.

Visualising Labour Schedules

Managing labour assignments and workloads requires knowing when and where craftspeople are working and the details of the current work queue. By tracking craftsperson schedules and calculating allocation metrics, the Labour Scheduler view gives supervisors insight into their staff's availability and backlog, and provides the ability to easily create and rearrange work assignments to balance workloads.

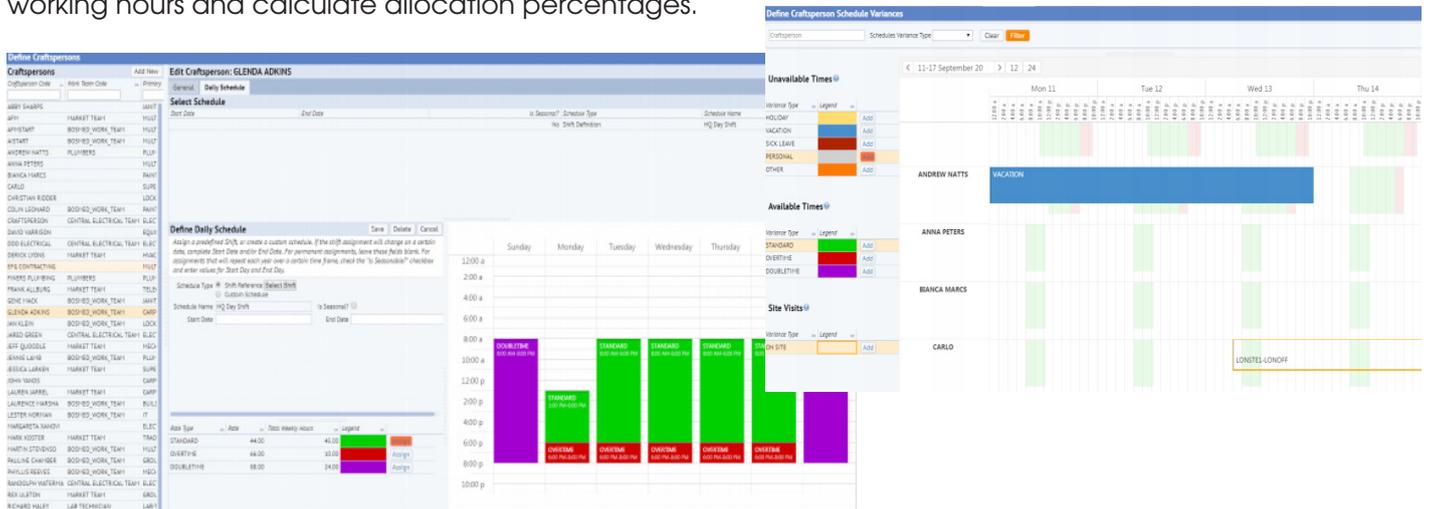
When the Supervisor assigns work to craftspeople, the system automatically recalculates the craftsperson's allocation metrics to show the total available time and percentage of that time that's allocated. Work can be assigned for a specific date and time, or added to a craftsperson's queue for completion any time before the due date.



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Accounting for Complex Craftsperson Schedules

The Labour Scheduler creates a daily schedule for each craftsperson, which represents standard working hours for each week. It applies a pre-defined shift to many craftspeople at once, creates custom schedules for individuals or manage seasonal schedules. The Labour Scheduler uses craftsperson schedules to display working hours and calculate allocation percentages.

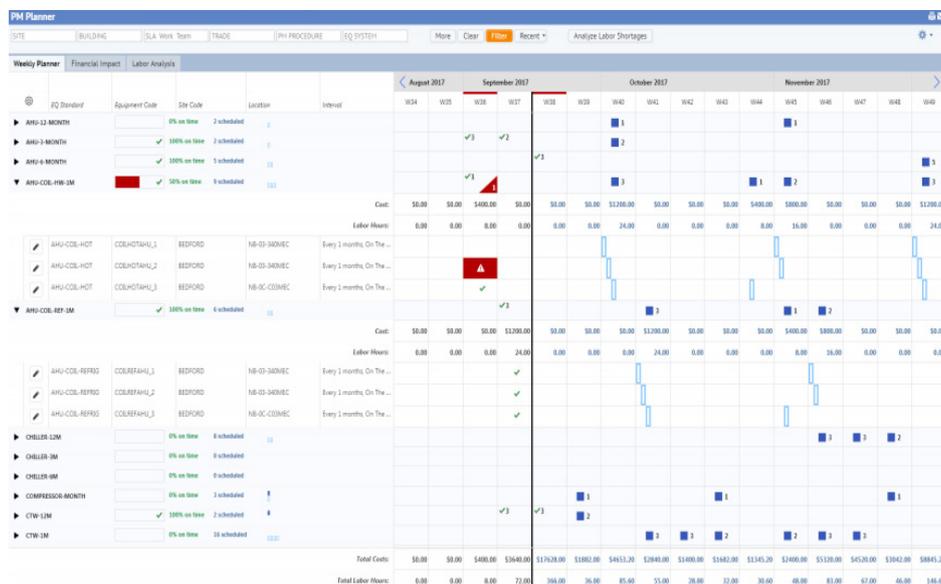


Accounting for Schedule Variances

Schedule Variances are date-based exceptions to a craftsperson's regular weekly schedule, such as vacations. Administrators can also track craftsperson site visits. ARCHIBUS merges this information with a craftsperson's regular schedule to calculate each craftsperson's working hours on any given day. Craftsperson's schedules can be imported and viewed in Outlook via Exchange Integration.

Using the PM Planner

ARCHIBUS now provides a visual PM Planner that presents the upcoming PM workload and the projected demand for resources, along with the ability to adjust the workload to balance those resources as needed. The tool lets managers know the status of all current and upcoming work, track maintenance history in order to spot trends, and modify maintenance schedules as needed.



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Editing PM Schedules

The PM Schedule pop-up from the PM Planner gives maintenance managers greater control and flexibility when defining or changing preventative maintenance schedules. Specifically, ARCHIBUS supports the following:

- Schedule criticality
- Service contracts
- Recurrence patterns
- Seasonality
- Due date windows
- Cancellations

Analysing Labour and Resource Budgets

Internal work teams have a limited resource availability. The manager needs to know the accumulated sum of required resources at any given time period, in comparison to the availability of those resources. The manager can adjust the schedule accordingly to stay within the bounds of the budgetary constraints and service contract limitations.

PM Planner		Labor Analysis															
SITE: BUILDING: MARKET TEAM: TRADE: PM PROCEDURE: EQ SYSTEM: More Clear Filter Recent Analyze Labor Shortages		September 2017				October 2017				November 2017				December 2017			
Trade Code		W38	W39	W40	W41	W42	W43	W44	W45	W46	W47	W48	W49	W50	W51	W52	W53
MECHANIC	Total Craftsperson Standard Hours	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00
	Average On Demand Hours	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Planned PM Hours	27.00	8.00	0.00	0.00	0.00	8.00	0.00	0.00	0.00	0.00	0.00	8.00	56.00	0.00	0.00	8.00
	Remaining Available Hours	18.00	37.00	45.00	45.00	45.00	37.00	45.00	45.00	45.00	45.00	45.00	37.00	-11.00	45.00	45.00	37.00
MULTI-TRADE I	Total Craftsperson Standard Hours	45.00	45.00	45.00	45.00	45.00	45.00	25.00	45.00	45.00	45.00	45.00	45.00	45.00	39.00	45.00	45.00
	Average On Demand Hours	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Planned PM Hours	0.00	0.00	5.00	3.00	0.00	0.00	0.00	0.00	39.00	39.00	22.00	4.00	0.00	0.00	0.00	0.00
	Remaining Available Hours	45.00	45.00	40.00	42.00	45.00	45.00	25.00	45.00	6.00	6.00	23.00	41.00	45.00	39.00	45.00	45.00
MULTI-TRADE II	Total Craftsperson Standard Hours	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Average On Demand Hours	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Planned PM Hours	24.00	0.00	16.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	40.00	0.00	0.00	8.00	8.00
	Remaining Available Hours	-24.00	0.00	-16.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-40.00	0.00	0.00	-8.00	-8.00
PAINTER	Total Craftsperson Standard Hours	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Average On Demand Hours	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Planned PM Hours	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Remaining Available Hours	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PLUMBER	Total Craftsperson Standard Hours	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Average On Demand Hours	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Planned PM Hours	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Remaining Available Hours	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SUPERVISOR	Total Craftsperson Standard Hours	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00
	Average On Demand Hours	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Planned PM Hours	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Remaining Available Hours	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00
TELECOM TECH.	Total Craftsperson Standard Hours	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00
	Average On Demand Hours	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Planned PM Hours	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Remaining Available Hours	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00
TRADES ASSISTANT	Total Craftsperson Standard Hours	45.00	35.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00