



Condition Assessment

Create a central repository to effectively manage deferred maintenance liabilities and recommend corrective actions

Could you easily justify increased deferred maintenance and capital renewal spending based on static, possibly outdated reports? The ARCHIBUS Condition Assessment application provides an objective, dynamic process for evaluating facilities and infrastructure to help substantiate resource needs based on organizational priorities. With Condition Assessment, users can access an accurate, timely repository to better plan corrective measures and improve an organization's overall Facility Condition Index. Successful deployment will result in higher satisfaction of facility occupants at a lower total cost of operations.

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
- And Many More...**

Benefits

- **Prioritizes problems for correction, based on objective measures and organizational needs**
- **Provides a dynamic, central repository of condition information to enable proactive identification of deficiencies and extend asset life**
- **Demonstrates how costs are associated with corrective measures to justify budgets**
- **Utilizes existing data maintained in the ARCHIBUS repository to reduce data collection costs**



M&E Assessment Project

Records for Activity Project Name:
ASSESSMENT-HQ-17-QTR2




Log Number: **63**
Description: **Make-up air unit, indoor spnsp, NLP gas, 2000 CFM, Replace**

Recommended Action: **Code Compliance**
Conditions Priority: **Poor**
Date Assessed: **07/08/2008**
Assessed By: **Rob Johnsson**
SCI Classification: **15000**
Equipment Code: **HVAC**
Site Code: **MARKET**

Building Code: **HQ**
Floor Code: **17**
Room Code: **MECH 2**
Problem Location: **East Wall**
Status: **N/A**
Cost - Estimated (Expense): **\$1,492.50**
Cost - Estimated (Capital): **\$2,481.75**
Cost - Actual (Expense): **\$0.00**
Cost - Actual (Capital): **\$0.00**
Cost To Replace: **\$69,925.00**




Log Number: **64**
Description: **Air handling unit, built-up single zone, horiz/vert. Repair**

Recommended Action: **Repair**
Conditions Priority: **Fair**
Conditions Value: **07/08/2008**
Date Assessed: **Rob Johnsson**
Assessed By: **15000**
SCI Classification: **HVAC**
Equipment Code: **MARKET**
Site Code: **MARKET**

Building Code: **HQ**
Floor Code: **17**
Room Code: **MECH 2**
Problem Location: **East Wall**
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ARCHIBUS

ARCHIBUS - Assessments - (Assessments)

File View Report Options Tools Window Help

Action Items
Scoreboard Settings

Filter Scoreboard Data to only items for Projects:

Add All Clear All

ASSESSMENT-HQ-17-2003-QTR2

Classifications: MECHANICAL

From Date: [] To Date: []

Only with Active Work Orders

Display Close Help

Condition Assessment Scoreboard

Classification	MECHANICAL	Unavailable	Poor	Fair	Good	Very Good	Not Entered
Life Safety	Estimated Budget (\$): 0 # of Items: 0	0	0	0	0	0	0
Code Compliance	Estimated Budget (\$): 400 # of Items: 2	0	0	0	0	0	0
Facility Loss	Estimated Budget (\$): 30000 # of Items: 0	0	0	1	0	0	0
Environ. Code	Estimated Budget (\$): 7200 # of Items: 0	0	0	0	0	0	0
Mission Support	Estimated Budget (\$): 1200 # of Items: 0	0	0	12	2	0	0
Delayed Priority	Estimated Budget (\$): 17000 # of Items: 0	0	0	1	0	0	0
Cost Effective	Estimated Budget (\$): 42200 # of Items: 0	0	2	0	0	0	0
Def. Renovation	Estimated Budget (\$): 28000 # of Items: 0	0	0	6	1	0	0
Company Image	Estimated Budget (\$): 0 # of Items: 0	0	0	0	0	0	0
Maintain	Estimated Budget (\$): 0 # of Items: 0	0	0	0	0	0	0
Not Entered	Estimated Budget (\$): 0 # of Items: 0	0	0	0	0	0	0

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

The #1 Solution for Total Infrastructure and Facilities Management in the World

Prioritize Corrective Actions Objectively

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 figures help you quickly determine how an asset rates in areas such as life safety, regulatory demands, 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 standard assessment guidelines across the organization*
- *View consolidated data on all projects, groups of projects, or functional area projects*
- *See at a glance which areas of your facilities or infrastructure require immediate attention*
- *Analyze the impact the condition of assets has on your organizational mission*

Dynamic Repository to Identify Deficiencies

Condition Assessment can also be used to cost-effectively document the nature and extent of a problem as well as the options for corrective action. Using Windows mobile devices, 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 On Demand Work order system or other existing CMMS applications.

- *Extend asset 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 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 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 capital and expense dollars with

correcting property, plant, and equipment deficiencies, which may include life and fire-safety code violations, non-compliance with handicapped access guidelines, or environmental issues. Regardless of the asset, you can use ARCHIBUS Condition Assessment to track its condition, plan for corrective action, and prepare budget scenarios to obtain proper funding.

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

Reuse Data to Reduce Collection Costs

ARCHIBUS Condition Assessment leverages information about space, equipment and systems that may already be maintained in the ARCHIBUS repository. Over time, you can add details on the condition of these assets by simply adding them to your mobile collection device. Generate pre-formatted assessment reports at a global or individual asset level to help determine total cost of ownership and guide preventive maintenance strategies.

- *Present complete, defensible condition assessment findings to decision-makers for funding*
- *Reduce data collection and analysis efforts by applying assessment criteria to existing ARCHIBUS asset data*
- *Easily import and export asset data and assessment values to facilitate assessments*
- *Collect data in the field efficiently using supported Windows mobile devices or tablet PCs*

For more information, visit archibus.com/ca

