



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Could you justify increased deferred maintenance and capital renewal spending based on static, and possibly outdated information?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, 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.

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

- 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 Assessments by Project
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The screenshot displays the ARCHIBUS web application interface. At the top, there's a navigation bar with options like 'Show Dashboard', 'My Home', 'My Favorites', 'My Jobs', 'My Profile', and 'Sign Out'. The main content area is titled 'Assessment Scoreboard' and includes a table of assessment items. Each item has columns for Action Item ID, Recommended Action, Equipment Code, Room Code, Floor Code, Building Code, Site Code, Problem Location, and Description. Photos are included for several items to show the physical condition of the assets.

Item ID	Recommended Action	Equipment Code	Room Code	Floor Code	Building Code	Site Code	Problem Location	Description
74	Repair		112	17	HQ	MARKET	East Wall	Electrical box dangling out of wall.
352	No Action		002	04	JFK A	JFK	West Wall	Peeling paint on the west wall
353	Repair		003	04	JFK A	JFK		There is an indication of a mechanical malfunction - the floor is full of scratches.

Below the main table, there's a detailed view of an 'Assessment Scoreboard' showing a grid of conditions categorized by priority (Life Safety, Code Compliance, Facility Loss, Environ. Code, Mission Support, Delayed Priority, Cost Effective, Def. Renovation, Company Image, Maintain) and value (Total, Unacceptable, Poor, Fair, Good, Very Good, Not Entered). A mobile device is shown in the bottom right, displaying the application interface for field data collection, including fields for Location, Equipment, Priority, Value, Action, and Description.

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 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 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 assessments and informed decision-making*

For more information, visit archibus.com/ca

