

CLIENT FEATURE

BUILDING CONDITION ASSESSMENT

THE AWARD WINNING SOFTWARE SOLUTION FOR SUPERIOR FACILITIES AND ASSET MANAGEMENT

Many organisations face the challenge of obtaining accurate data on current building and asset conditions. Accurate condition data is essential for lifecycle costing, the scheduling of maintenance routines, meeting compliance obligations and budgetary submissions. Data provides a solid basis on which to develop plans for future action and acts as a record against which to measure change.

Mercury Computer Systems, producers of BEIMS facilities management software, in collaboration with The University of Melbourne have developed BEIMS Building Condition Assessment (BCA), part of an award winning approach by the University towards overcoming some of the challenges associated with collecting condition data.

WHAT IS BEIMS?

BEIMS is a comprehensive software and services solution utilised throughout the Asia Pacific for the management and maintenance of building and assets.

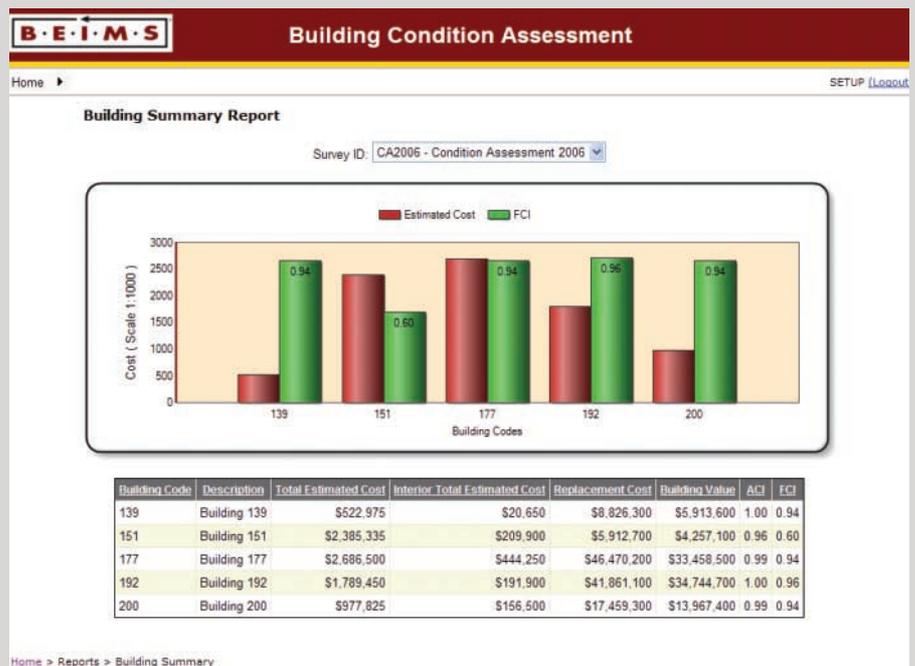
BEIMS is a powerful FM system providing for:

- Asset management
- Planned maintenance
- Ad hoc work requests
- Contractor management
- Essential services
- Web requests
- PDA solutions
- Extensive reporting facilities

BEIMS Building Condition Assessment is an advanced module of BEIMS, offering facility managers an innovative tool to assess and analyse their condition data.

UNIVERSITY OF MELBOURNE: SEEKING A SOLUTION

Like many organisations, the



University of Melbourne faced the challenge of collecting and analysing condition data. The University sought to establish the extent of backlog maintenance across their property portfolio and to develop a prioritised program of works for their budget allocation. Stephen Lake, Business Improvement Manager for the Assets and Services Department at the University was appointed to establish a practical solution to accomplish this.

The University reviewed a number of different options for capturing this information including a fully outsourced model (consultants) and commercially available software solutions. None of these solutions were found to meet the University's requirements however, which included a non-proprietary environment for capturing, storing and analysing data.

"We wanted to own and be in control of the data and we wanted to avoid being locked in to one compa-

ny's resources or a proprietary methodology. We also wanted the option of using both an internal and external audit team," explains Lake.

The University established a preference for utilising the TEFMA guidelines in conjunction with an existing software system that was constantly being upgraded and supported, as opposed to a one off data model or unique software application. As well as the considerable expense associated with custom built applications, they can also carry greater risk should the developer become unavailable to support or maintain the software.

Already successfully using BEIMS software for work order management, the University approached Mercury to explore the concept of a BEIMS module to capture condition data. This would allow the University to utilise their existing BEIMS asset maintenance data as well as having all data located in one integrated application.



“Given that 14 other universities already utilise BEIMS to maintain and manage their facilities and assets as well as Mercury’s willingness to collaborate, the option of a BEIMS module was a very attractive and practical option,” Lake adds.

DESIGN AND DEVELOPMENT: MERCURY COMPUTER SYSTEMS

Dealing with facility managers on a daily basis, Mercury Computer Systems was aware of a pressing need for an auditing tool among users.

“Many facility managers have a large portfolio of properties of various ages. To assess the condition of buildings, many have been relying on spreadsheets. Unfortunately, conducting a thorough assessment can quickly generate hundreds of spreadsheets worth of data which can be difficult to review and report on. With a number of people involved in data collection, the data can also become inconsistent with an unclear rating system. The BCA module overcomes these issues and complements the functionality already available in BEIMS,” explains Garry Busowsky, MD of Mercury.

AN INNOVATIVE SOLUTION: BEIMS BUILDING CONDITION ASSESSMENT

What is BEIMS BCA?

BCA is a web based module and enables you to record and report on critical aspects of a building at a given point in time. The application allows you to plan your capital works by assigning funding

sources, timeframes and project codes to individual assessments.

Standardised and consistent ratings

Condition, Risk, Importance and Functionality associated with the individual building elements can be assessed and recorded. Costs, target dates for completion and timeframes for scheduling the required works can also be estimated. Each rating score has an associated description to ensure consistency between assessments and assessors. These ratings are based on the Tertiary Education Facilities Management Association (TEFMA) guidelines for undertaking a facilities audit (previously AAPP).

Easy to set up and use

Offering the agility of a web based browser, BCA is simple to understand and navigate. BCA comes preloaded with the TEFMA building elements and sub-element groups significantly reducing set up time. These codes are well thought out so facilities managers do not have to expend time and energy designing their own set.

Data Upload

Data can be entered either directly into the BCA module or via a spreadsheet and uploaded into the system using the BEIMS Bulk Upload Tool. The University opted to commence data collection via spreadsheets prior to completion of the BCA module.

“This removed the risk and pressure of completing development without appropriate levels of testing having been undertaken,” explains Lake.

Integrated data

BCA is a fully integrated module of BEIMS, ensuring consistent and easy set-up, reporting and analysis. Data is stored in one central location, reducing administration time associated with maintaining two separate systems.

Web based reporting

BCA offers advanced reporting capabilities based on DUNDAS charts to assist the user with planning subsequent works and determining optimal budget allocation. These reports provide direct browser output graphical output and allow the user to drill down and view the underlying information creating the graph or chart.

As a web based module, data and reports can be easily accessed by anyone within the organisation with a valid login, as well as remotely from outside the organisation.

Ongoing development

Both the University and Mercury sought to develop a methodology that could be easily adopted by other organisations.

BCA was made available for other BEIMS users in April 2007 and is now installed at a number of tertiary and non tertiary sites. These include Brightwater Care Group, Churches of Christ Homes and Community Services Inc WA, Southern Cross Care WA and Hawkes Bay District Health Board.

Next stage developments include offering data collection via PDA as well as providing the option of PDF output for reporting.

Award Winning Success

The Tertiary Education Management Conference held in September 2007 marked a proud moment for the University as they received the prestigious TEFMA/ SKM Innovation award for their approach to building and grounds auditing. This included the BEIMS Building Condition Assessment software developed by Mercury Computer Systems.

Mercury would like to congratulate the University of Melbourne on their achievement and thank them for the opportunity to collaborate. The University is pleased with the outcome and development of the BCA software.

“BEIMS has proved a valuable tool for managing our facilities and assets, with the BCA offering a comprehensive solution for condition assessments. The development process was well managed with regular review meetings ensuring the expectations of both parties were met and managed,” recommends Lake.

To find out more about BEIMS or the Building Condition Assessment module, please contact the BEIMS team on +613 9602 2255 or sales@beims.com.

