



CASE STUDY

Asset Management
County Government



Asset Management Platform

Utilizing spreadsheets to gather information on equipment was proving unwieldy, so this major financial company worked with Geospatial Analytics to upgrade to a state of the art mobile platform that enabled them to establish a best in class asset management solution.

Overview

Client is one of the most affluent County Governments in the United States, with over 100 properties within their commercial real estate portfolio.

Client was using spreadsheets to collect and manage information regarding critical equipment and fixed assets at all of its municipally-owned locations. They desired to be able to establish an enterprise-wide asset management program.

Wanted a partner who could help establish a technology roadmap to enhance capital planning objectives and provide superior decision-making insight.

They partnered with Geospatial Analytics® because of the team's extensive asset management track record, "agile-yet-simple" technology solutions and strong project team credentials.

Challenges

- Utilizing spreadsheets to collect and manage data was difficult to manage
- Unclear knowledge of current inventory and condition of equipment
- Impaired data creating subjective based decisions
- Needed Asset Management at the Enterprise Level

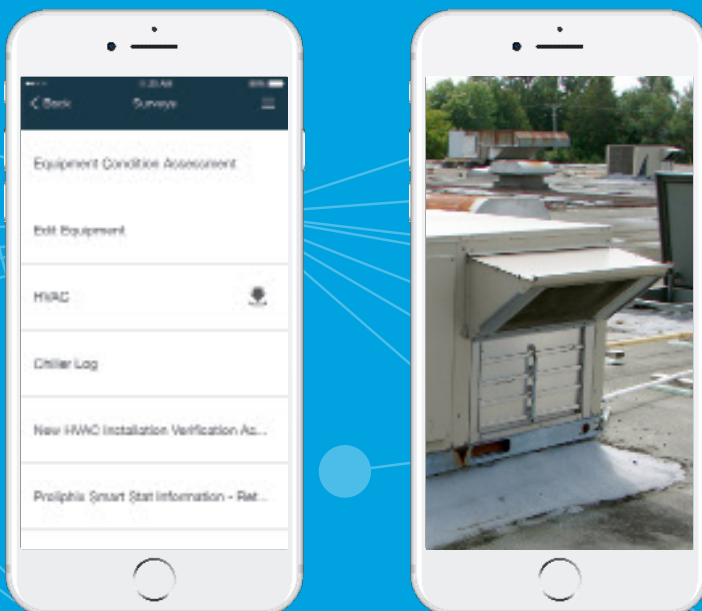
Solution #1:

Mobile Inspection Form

To address the unwieldy use of spreadsheets to capture data, Geospatial Analytics® helped the company implement a mobile inspection form that created a consistent and efficient method of data collection.

Geospatial Analytics® configured the inspection template to specific items that the client required. The client could make immediate changes to the template as new requirements were identified.

Geospatial Analytics® quickly and easily deployed the mobile inspection form, without the need for significant training or support.



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The implementation of this solution achieved the following:

- ✓ A custom template with embedded business intelligence that guides the user through a set of questions that are unique to any given asset that is being inspected.
- ✓ The team replaced subjective opinions of condition with objective criteria and standards, enabling fact-based decision making on needed investments.
- ✓ Electronic real time aggregation of data resulted in a significant reduction in the time spent accomplishing inspections in the legacy paper based environment.

Solution #2:

Equipment Inventory

The team deemed that aggregating data obtained from inspections was critical to the success of the effort. Leadership needed the ability to easily obtain information on specific pieces of equipment but also create comprehensive portfolio views.

The information obtained was also needed to update the Client's property management objectives, as well work with their current facility maintenance platform.

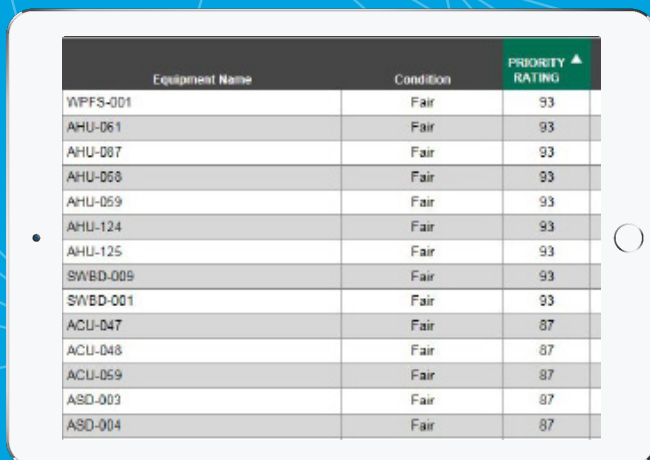
Geospatial Analytics® helped the Client implement a web-based portal where inspection results were automatically stored and could be used in support of facility maintenance and repair activities.

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The implementation of this solution achieved the following:

- ✓ Provided a complete equipment inventory including related condition.
- ✓ Allowed leadership to have an accurate view of all equipment for improved capital planning and management of related facilities management efforts.
- ✓ The ability to have an accurate equipment list made it possible to improve accuracy of financial forecast for preventative and corrective maintenance activities.



Equipment Name	Condition	PRIORITY RATING ▲
WPFS-001	Fair	93
AHU-061	Fair	93
AHU-087	Fair	93
AHU-068	Fair	93
AHU-059	Fair	93
AHU-124	Fair	93
AHU-125	Fair	93
SWBD-009	Fair	93
SWBD-001	Fair	93
ACU-047	Fair	87
ACU-048	Fair	87
ACU-059	Fair	87
ASD-003	Fair	87
ASD-004	Fair	87

Solution #3:

Asset Management Program

Geospatial Analytics® supplied a robust set of capabilities for an enterprise-level asset management program, including analytics and scenario modeling.

Use of various levels of Uniformat codes and a facility condition index (FCI) in the tool created a fact-based, objective decision support environment.

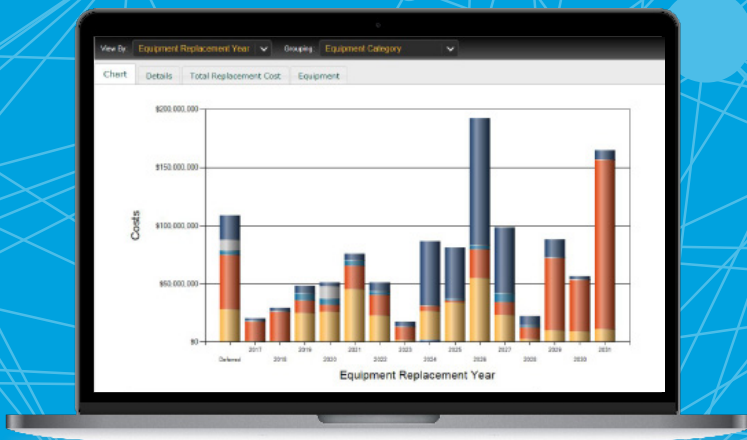
The asset management program could consistently and objectively track assets' original value, condition, and life expectancy to properly manage risk and create accurate financial forecasts.

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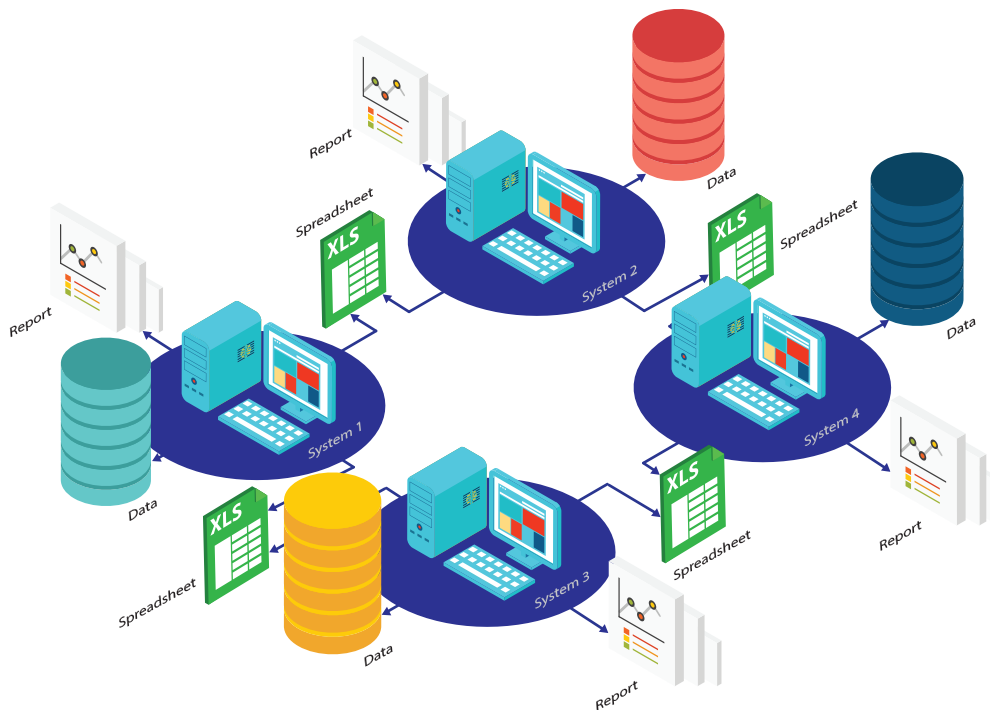
The implementation of this solution achieved the following:

- ✓ The Client was able to formalize the program and establish a five-year capital plan and associated budgets and required actions.
- ✓ Decisions regarding proactive replacement of end of life equipment could now be performed with a view to the entire portfolio and the related condition, improving the decision-making and prioritization which decreased overall risk.
- ✓ Having a reliable asset management program allowed the Client to accurately forecast future actions, thus allowing them to aggregate their sourcing for purchases of replacement equipment, as well as related services.

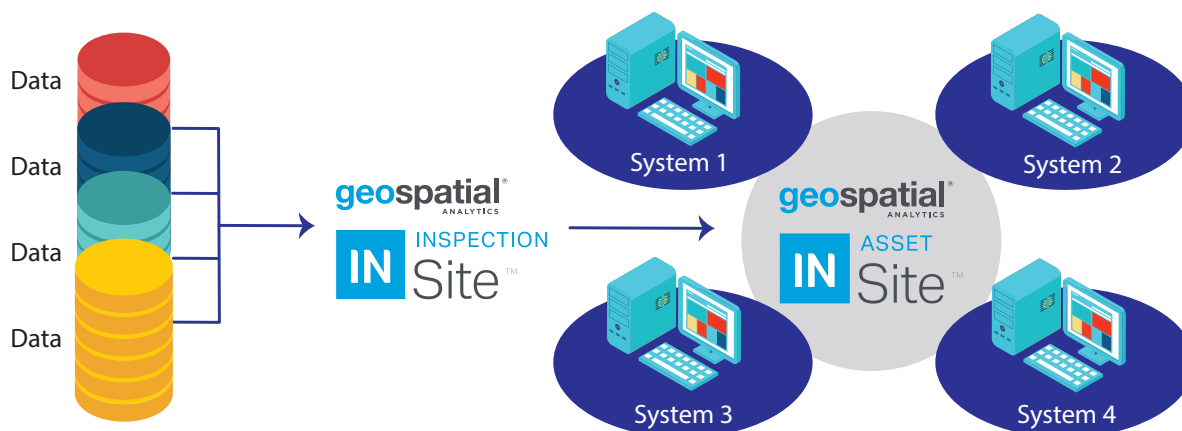


Enabling Analytics for Value Creation

TYPICAL SYSTEMS CONFIGURATION



OPTIMIZED SYSTEM CONFIGURATION



OUR VISION

To radically transform how companies collect, manage and use their information.

CORPORATE MISSION

Enabling our clients to better understand and strategically manage their business.

OUR OBJECTIVES

- Simple, Self-managed Platforms
- Adaptive and Agile Applications
- Ensure Data Integrity
- Cost Effective Solutions
- Powerful Analytics that Create Value

Visualize Analyze Optimize

For more information or to schedule a presentation for your key staff, please contact:

Geospatial Analytics Solution Platform™ provides a comprehensive set of strategic technologies for government real estate departments.

Geospatial Analytics® software easily integrates with existing systems and can be quickly configured to unique business requirements.

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