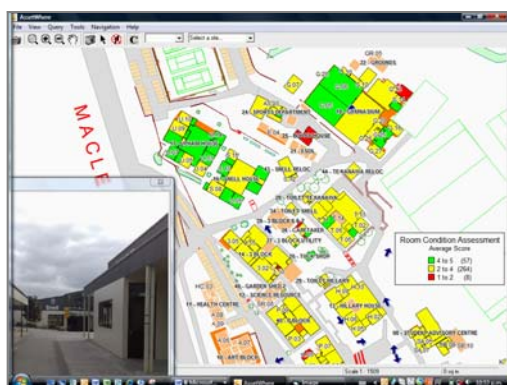


Asset Condition Assessment

Using AssetWhere™ for Property Planning

AssetWhere™ now includes new functions to assess the condition of rooms and building assets. Using colour coded maps school managers can now clearly visualise the state of their property portfolio for better maintenance planning and funding submission proposals.

The question is often asked: “Where do we spend our limited maintenance budget?”. Now ‘one picture does say a thousand words’ with the Condition Assessment Module extension to AssetWhere 3.1.



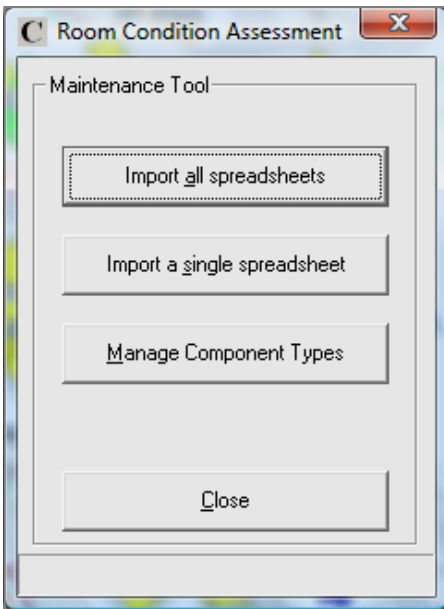
Using the AssetWhere Condition Assessment Module maps are the new medium to illustrate the rooms and buildings that require maintenance or refurbishment.

OMNILINK worked with **Macleans College** (Auckland) to develop new functionality within AssetWhere to assess the condition of rooms and buildings to improve information for funding submissions and development planning.

Macleans College is regarded as one of New Zealand leading government schools. The College was about to enter into a planning phase to prepare submissions for government funding for building maintenance and development. Having already implemented AssetWhere they had a strong appreciation of their building assets but needed to assess the condition of rooms and buildings to rank priorities / justify submissions. OMNILINK were approached to create a system to manage and report on the condition data. The aim was to create a tool that could be updated regularly, producing reports and maps.

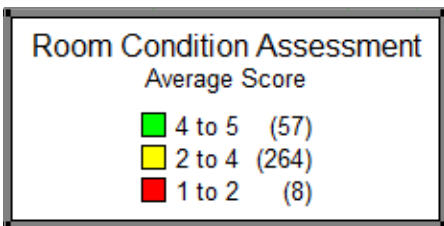
Macleans College Condition Assessment			
Condition Assessment by Building			
Building: 33	MUSIC SUITE		
Room: MU.01	Classroom		
Type	Description	Score	Initials: LL
Date: 23/08/2008			
100	Carpet	2.0	
102	Carpet lining	1.0	
103	Pinboard	4.0	
105	Whiteboards	4.0	
106	Data projector screens	4.0	
107	Ceiling tiles	2.0	
108	Wall paintwork	3.0	
109	Carpet paintwork	1.0	
111	Exposed roof trusses	3.0	
112	Window/door paintwork	3.0	
117	Other joinery units	4.0	
118	Internal windows	4.0	
119	Loures	2.0	
120	Internal doors	4.0	
121	Door hardware	4.0	
122	Light fittings	4.0	
124	Hot water radiators	4.0	
127	Curtains	1.0	
128	Furniture - students desks	3.0	
129	Furniture - students chairs	3.0	
130	Furniture - teachers desks	4.0	
131	Furniture - teachers chairs	2.0	
133	Furniture - steel cabinets	4.0	
Average:		3.0	

Using survey forms the College undertook a condition inspection of all rooms and buildings, broken down into detailed categories. The Condition Assessment Module includes functions to automatically load these scores into AssetWhere. Scores are calculated for rooms, buildings or individual asset types i.e. a set of classrooms, the building exterior, or a specific asset like carpet. The outputs are detailed reports by room and building, and ‘colour-coded’ maps shows areas requiring maintenance investment.



Microsoft Excel - 01 - 13 Hillary House.xls

Room Number	HM1	HM	MS2	MS	MS2	MS3	MS4	MS5	MS6	MS7	MS8	MS9	MS10	MS11	MS12
100 Carpet	4	2	4	4	4	4	4	4	4	4	4	4	4	4	4
101 Vinyl	1														
102 Dado lining	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
103 Plasterboard	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
104 Special wall lining															
105 Whiteboards	3		3					3	3	4	3				
106 Data projector screens			4					4	4	4	4				
107 Ceiling tiles	4	4	4	4	3	2	4	3	3	4					
108 Vial pan/nook	2	4	2	4	2	2	2	2	3	3	4				
109 Dado pan/nook								3						3	3
110 Ceiling pan/nook	4														
111 Floorboard pan/nook	4														



The **AssetWhere Condition Assessment Module** works in the following way:

1. An Excel Spreadsheet template is completed for each building.
2. The school selects the rooms and buildings to evaluate. Each room must have a unique number, such as the classroom number.
3. The school determines the asset components to assess. A unique numbering system is adopted for each asset .
4. The condition survey is undertaken by completing the spreadsheets. Condition scores are recorded on a 1 to 5 scale.
5. Specific functions allow the user to upload each of the spreadsheets into the AssetWhere database. AssetWhere checks and prepares the data ready to produce reports and maps.
6. A 'Room Condition Report' sums the scores for each room and creates an average by asset or condition type. The report can be printed or exported to Excel. In its simplest form the spreadsheet ranks each component item equally. An average score is calculated. With further analysis each asset or condition score could be factored relative to its importance.
7. AssetWhere plots the average score for each room onto a scaled map, referred to as thematic mapping. The map graphically illustrates the rooms that have 'Good', 'Average' and 'Unsatisfactory' condition.
8. Images can be attached, with an arrow indicating the position and direction of the photograph.
9. A Room Report is also available that reports on the room function, area of the room, construction and key assets such as construction details and key assets like air conditioning, etc.

The AssetWhere Condition Assessment Module is an extension to AssetWhere Version 3.1. It is licensed separately, and requires AssetWhere 3.1 to be installed first. Installation, testing and training can be completed within one day by OMNILINK staff.

Contact OMNILINK now to learn more about **AssetWhere**



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