

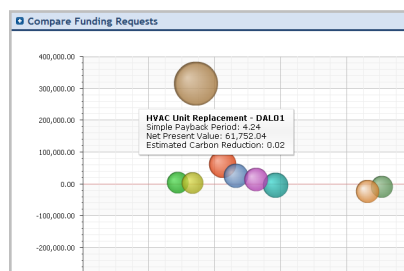
# TRIRIGA Facility Assessment™



TRIRIGA Facility Assessment identifies and prioritizes deferred maintenance and component renewals and improves environmental performance of facilities, key building systems and equipment assets.

General	Contact Details	Area Measurements	Contracts	Assessment	Plan
<b>Current Condition Index Summary</b>					
J. FCI Level 1 (N/H)		0.0369			
K. FCI Level 2 (O/H)		0.0003			
L. Projected System Condition Index (P/H)		0			
M. Green Condition Index Level 1 (Q/H)		0.0411			
<b>System Repair and Replacement Funding</b>					
R. Funding Required (H*U)		\$382,248.37 US Dollars			
S. Funding Available		\$225,000.00 US Dollars			
T. Funding Shortfall (R-S)		\$157,248.37 US Dollars			
<a href="#">Building System Items</a> <a href="#">Opportunities</a> <a href="#">FCI History</a> <a href="#">Inspection History</a> <a href="#">Regulatory</a>					
<b>Building System Items</b>					

Facility Condition Index calculations quantify maintenance backlog



Opportunity Analysis identifies high return projects

Years of industry experience, customer feedback and the most advanced technology on the market have enabled TRIRIGA® to extend its facilities lifecycle management capabilities with TRIRIGA Facility Assessment. This configurable, web-based solution enables condition-based financial and operational management of facilities, building systems and assets across the entire enterprise. Establish goals, manage assessments, analyze asset condition data, provide precise information to make informed budget and maintenance decisions, and execute projects and work tasks. With TRIRIGA Facility Assessment, organizations can:

- **Establish Assessment Criteria and Standards**

TRIRIGA Facility Assessment incorporates the industry-standard UNIFORMAT building system classification structure for the definition of building systems and also enables the definition and application of unique structures. Facility Assessment provides additional standards for opportunity/deficiency codes, repair codes, severity codes, priority codes, and service codes, and utilizes shared procedure libraries to define inspection standards and plans.

- **Create and Apply System Cost Models**

TRIRIGA Facility Assessment creates building system cost model templates for any type of building, and applies building system models to individual building records for consistency across the entire portfolio. Users can apply a high-level assessment across the portfolio to focus physical inspections reducing the need and cost associated with full-building assessments.

- **Assess Buildings and Building Systems**

TRIRIGA Facility Assessment works in conjunction with one-time, recurring and continuous inspections to identify and record the physical and functional condition of an organization's facilities and associated systems. Unlike other assessment products which provide a snapshot in time assessment, TRIRIGA Facility Assessment is directly integrated with the TRIRIGA Portfolio, Maintenance, Contract, Inventory, Work Task and Project management functionality enabling the condition-based maintenance program to be managed as a continuous improvement initiative. TRIRIGA Facility Assessment automatically calculates the industry-standard Facility Condition Index (FCI) and System Condition Index (SCI) as well as a total condition rating and a total risk impact score to measure the condition of each system and each building or structure across the entire portfolio. TRIRIGA Facility Assessment identifies and estimates the cost and savings of system and asset deficiencies and environmental opportunities including the estimated construction cost, estimated savings, ROI, NPV, IRR, simple payback period, energy savings and carbon reduction amount. TRIRIGA Facility Assessment maintains the history of all condition assessments, deficiencies, environmental opportunities and remedial or replacement tasks and projects throughout the life of the building asset.

Companies have a significant investment in their existing building infrastructure. A comprehensive solution that facilitates inspection, analysis, and execution of maintenance and capital renewal projects for the long-term management of these critical assets is key to assuring uninterrupted facility operations, facilitating productive employees, improving environmental performance, ensuring safe working conditions, and preserving and enhancing the value of capital assets.

- **Accurately Estimate Costs With RSMeans Data**  
Capital planners and maintenance managers accountable for the quality of cost estimates for maintenance, construction, environmental retrofits and remediation projects often work with faulty estimates because they lack accurate unit and assembly cost data. Cost data unrepresentative of locally-sourced material or labor often produces unreliable estimates. TRIRIGA Facility Assessment generates accurate cost information for evaluation and prioritization of construction and remediation projects that improve environmental and financial performance of workplace operations and assets with pre-packaged industry-standard RSMeans unit price and assembly data integrated with the TRIRIGA Cost Estimate Manager.
- **Analyze & Prioritize Capital Opportunities and Projects**  
TRIRIGA Facility Assessment generates dynamic, customized reports, charts, and graphs with advanced reporting tools. The Facility Assessment Analysis form analyzes deferred maintenance items and component renewal dates for a single building, selected buildings, or the entire portfolio and produces cost vs. condition impact analysis models and graphs to direct improvement and investment decisions. Facility Assessment reports focus on improved decision-making related to prioritization of needs and projects, establishment of timelines, and creation of on-going maintenance plans.
- **Execute Maintenance and Environmental Remediation Projects**  
TRIRIGA Facility Assessment is part of a comprehensive web-based Integrated Workplace Management System (IWMS) that streamlines and manages all workplace processes and operations related to real estate, operations, facilities and project management throughout an organization. Unlike other IWMS products, TRIRIGA Facility Assessment directly integrates condition-based assessment and analysis directly into the facility lifecycle management process providing a common repository and seamless process flow from assessment to remediation and renewal. Automatic updates are made to FCI/SCI calculations as well as facility and building system data when projects or tasks are completed. Facility Assessment integrates with other TRIRIGA applications, including TRIRIGA Real Estate Environmental Sustainability (TREES) and TRIRIGA Workplace Performance Management (WPM). The TREES integration augments Facility Assessment with environmental analysis criteria, processes and carbon reduction calculations. The WPM integration enables users to align facility assessment with corporate/agency and departmental goals. Pre-defined key performance metrics analyze progress against goals for analysis of FCI/SCI and remediation and renewal projects across locations, geographies and organizations with time-trend graphical views. TRIRIGA Facility Assessment improves process efficiencies, enhances communications, and optimizes operational and capital project costs across the entire real estate portfolio.

## Facility Assessment Features

- Real-time view and management of ALL Work Tasks (corrective, preventive, and condition-based)
- Building system cost model templates by building type
- Hierarchical building systems based on industry standard UNIFORMAT II or company-specific template
- Building systems and assessment applied to Buildings, Retail Locations, Land, and Structures
- Regulatory compliance log
- Valuation log including acquisition costs, assessed value, current market value, depreciated value, disposal costs and taxable value.
- In-service date, life expectancy, and end-of-useful life calculations for buildings and building systems
- Current Replacement Value (CRV) calculations for buildings and building systems
- 2-levels of real-time Facility and System Condition Index values (FCI/SCI) based on pre-defined priorities
- Total Environmental Opportunity Cost and Green Condition Index (GCI)
- Life-cycle history of Facility and System Condition Index (FCI/SCI) records including replacement costs, FCI/SCI calculations and total deficiency costs
- System Repair and Replacement Maintenance funding calculations and funding summary
- Building System Condition Rating based on observed condition, importance, duty cycle, operating environment, corrective and preventive maintenance level and fit with intended function use.
- Building System Risk Rating based on health and safety, core business fit, employee productivity, environment and image
- Building System component renewal calculations and estimated renewal costs
- Common Procedure Library for Inspection, Lock Out/Tag Out, Safety Hazard, Safety Precaution, and Work procedures
- Building System contribution to Carbon Emissions
- Unlimited Images and Documents attached to Buildings, Building Systems, Deficiencies and Environmental Opportunities
- Deficiencies and Environmental Opportunities associated with Building Systems, Assets and Locations
- Inspection/Assessment Requests with Notifications and Approvals
- Inspection/Assessment Tasks and Projects with Notifications and Approvals
- Inspection/Assessment Service Contract management
- Deficiency and Environmental Opportunity Analysis and Cost/Benefit Summary including construction cost, estimated savings, ROI, NPV, IRR, simple payback period, energy savings and carbon reduction amount
- Prioritize Deficiencies and Environmental Opportunities
- Defer Deficiencies/Opportunities Across Locations or Defer Building-specific Deficiencies/Opportunities
- Planned Work Requests including system Deficiencies and Environmental Opportunities across Multiple Locations
- Integrated Work Tasks and Projects for management of remediation and component renewal work

## Reports and Analysis

- Facility Assessment role-based portal
- Building System report
- 3 Scenario Assessment Analysis for single building or selected set of buildings
- Assessment Analysis graphs with side-by-side comparison
- Building System Risk report and graph
- Building System Condition report and graph
- FCI History report and trend graph
- Deficiency and Environmental Opportunity report
- Deficiency and Environmental Opportunity analysis form
- Planned Work Request analysis form with built-in Approvals
- Inspection History report
- Maintenance History report
- Project and Work Task reports
- Line Item Cost Estimate Report

## TRIRIGA Cost Estimate Manager with optional TRIRIGA Connector for RSMeans

- 3-levels of Cost Estimating (simple quantity and cost per unit, quick estimate using pre-defined unit costs, and detailed line item estimates)
- Integrated RSMeans construction cost data including over 60,000 unit and 20,000 assembly material item costs
- Integrated RSMeans Geography Cost Index data includes adjustment costs for over 930 postal codes throughout the United States and Canada
- Annual RSMeans Cost Data Updates
- Company-specific unit price and assembly data
- RSMeans and company-specific cost data integrated with the TRIRIGA Cost Estimate Manager
- Cost Estimate Templates
- Add-from Template Option
- Estimate one or many Solutions for a Deficiency or Environmental Opportunity
- Unit Price, Assembly, Manual and Percent-based Estimate Line Items
- Labor, Materials, and Equipment Estimate details including Overhead and Profit
- Advanced Line Item Cost Data search using UNIFORMAT and MASTERFORMAT classification structures



### The Global IWMS Leader

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