



City Of Lethbridge



Asset Planner Implementation

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Agenda

- Project Background
- ReCAPP history
- Project Requirements
- Deliverables
- RFSQ – RFQ Process
- Facility Services – Assets
- Demo
- Questions

Project Background

The City of Lethbridge was using an application called ReCAPP to perform the long range planning for their assets. This application had all the asset information in regards the events and activities that need to be done on each asset in order to maintain an acceptable condition to meet the required levels of service.

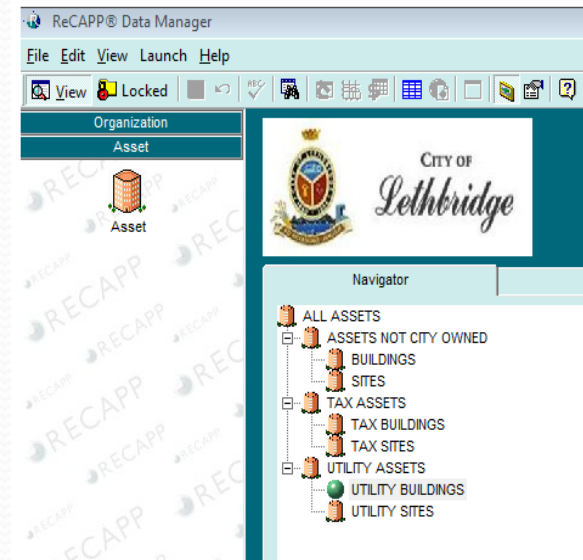
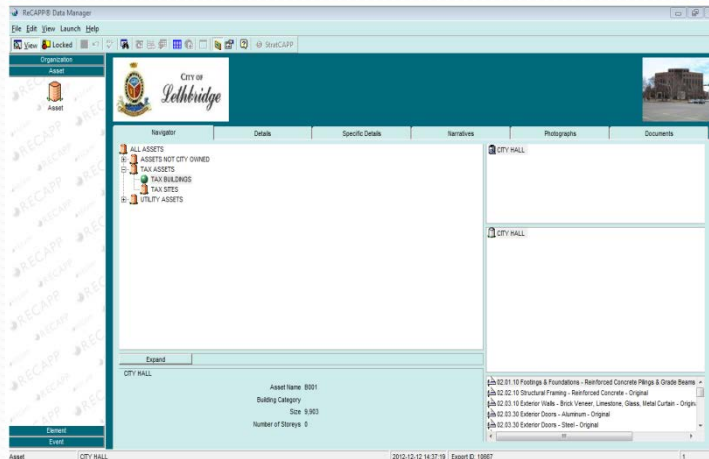
ReCAPP was a standalone system with no link or integration to our financial and work order management system, JD Edwards (JDE).

One major issue with having the information in a separate system was that every time a project or work was scheduled and completed, the changes were not updated in JDE.

ReCAPP History

ReCAPP was the Asset Management system used by Facility Services. It was acquired in 2005 and went live during 2006.

Originally ReCAPP was implemented to help to facilitate the lifecycle planning for their buildings.




ReCAPP History

ReCAPP was able to generate reports and calculate the FCI for each building and the whole portfolio.

System was also used to generate reports to council about the state of buildings, with a list of deficiencies and events for the next 25 years.

City of Lethbridge
Condition Assessment (With All Photos)
CITY HALL



Construction Year 2000
Area 9,903

Project Requirements

As part of this project implementation the following requirements were in place:

- Transfer all asset information and events from ReCAPP /JDE to Asset Planner
- System needs to have the capability to link Projects , CIP initiatives and Work Order data.
- Data should be represented in a GIS map layer showing facility location and FCI on a map.
- System will be capable to be deployed in the field (iPads, Laptops, etc)

Deliverables

- Long-range planning asset management software with capability to:
 - Generate Facility Condition Index (FCI) projections
 - Project life cycle management renewal/replacement scenarios
 - Display asset information and details
 - Generate a variety of graphing, text and picture reports (for example):
 - Event cost per asset by year
 - Technical structure report
 - Backlog funding
 - Capital renewal costing
 - Asset/Equipment condition assessment
 - Perform mobile audits on assets.

Deliverables

- Bi-directional interface to JD Edwards. This integration is required to have no manual intervention and will integrate:
 - Asset/Equipment number and description, status, condition, cost, expected life.
 - Event information, estimated costs and details
 - Approved event projects
 - Media objects: pictures, attachments, documents

RFSQ and RFQ Process

The RFSQ process was completed to Qualify vendors that meet the requirements and deliverables and also had previous experience in similar projects.

After the first step a short list of vendors was selected and invited to participate in the Request For Quotations.

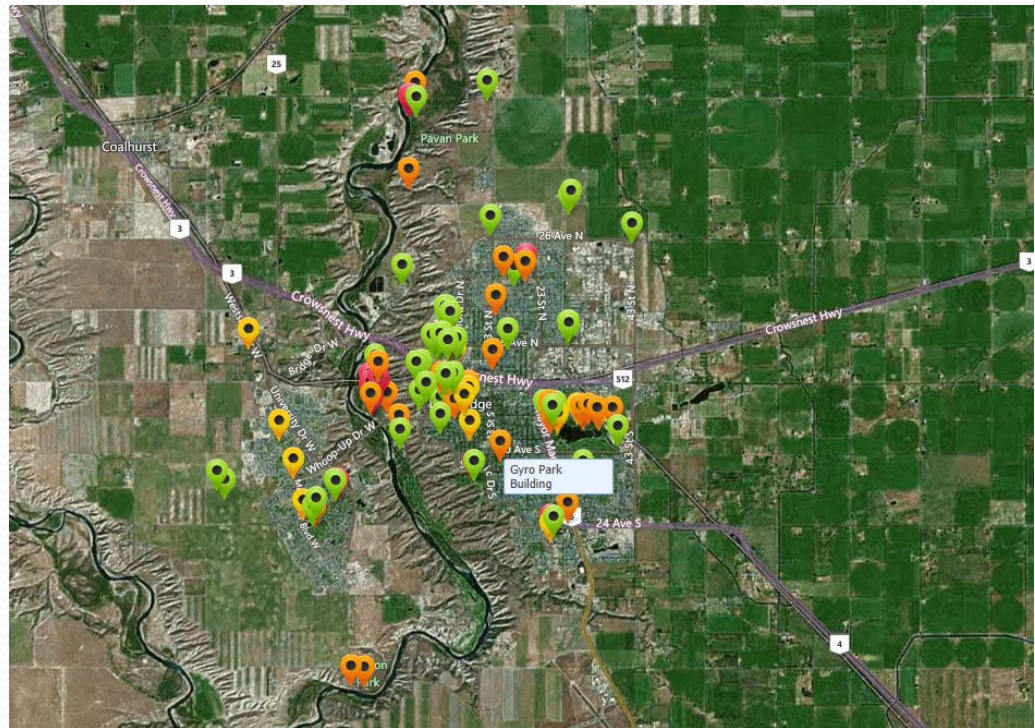
After the RFQ, AMERESCO was awarded the contract to Implement Asset Planner for the City of Lethbridge.

Facility Services - Assets

The City of Lethbridge currently hold a portfolio of more than 260 buildings, with over 10000 assets, of these buildings Facility Services maintains 167 buildings and 5,885 assets.

Buildings are divided in:

- City Owned (152)
 - Tax Buildings
 - Utility Buildings
- Non City Owned (15)
 - Tax Building



Facility Services - Assets

Hierarchy

Building Name

Architectural

- Building Envelope
- Building Interior
- Furnishing and Equipment

Electrical

- Emergency Power System
- Lightning System
- Primary Electrical System
- Secondary Electrical System

Mechanical

- Compressed Air System
- Dust Collection System
- HVAC Systems
- Fire Protection
- Plumbing

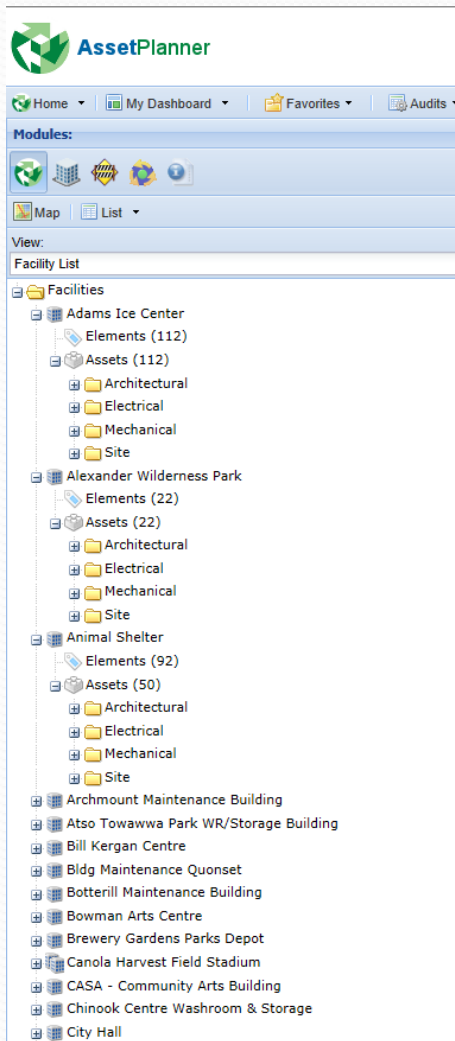
Site

- Above ground Utilities
- Accessories
- Land

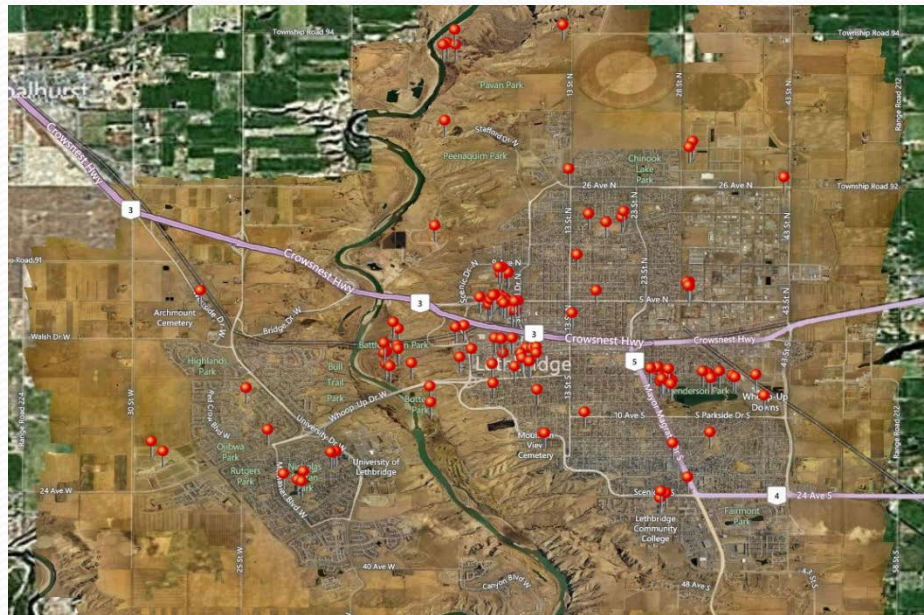
Facility Services - Assets

Standard Equipment Records	Building Name	System	Sub-System	Grouped Level/New	Asset/Equipment Component	Unit#	Bldg Name	System Code	Sub System	Cat 15 - Grouped
						Code	Code	Code	Code	Level Code
							17/B2	17/B3	17/B4	12/F5
	Building Name									
	Architectural									
	Building Envelope									
	Door Hardware (Exterior) (DO NOT USE)				DHE	017 BLDG	ARCHSYS	BLDGENVL		DHE
	Doors (Exterior)				DRE	017 BLDG	ARCHSYS	BLDGENVL		DRE
	Foundations				FDN	017 BLDG	ARCHSYS	BLDGENVL		FDN
	Overhead Doors				OHD	017 BLDG	ARCHSYS	BLDGENVL		OHD
	Rolling Security Shutter (Exterior)				RSE	017 BLDG	ARCHSYS	BLDGENVL		RSE
	Roof Anchors				ARN	017 BLDG	ARCHSYS	BLDGENVL		ARN
	Roofs				ROOF	017 BLDG	ARCHSYS	BLDGENVL		ROF
	Signage (Exterior)				SGN	017 BLDG	ARCHSYS	BLDGENVL		SGN
	Stairs (Exterior)				STX	017 BLDG	ARCHSYS	BLDGENVL		STX
	Structural Framing				FRA	017 BLDG	ARCHSYS	BLDGENVL		FRA
	Wall Finishes (Exterior)				WAF	017 BLDG	ARCHSYS	BLDGENVL		WAF
	Wall Structures (Exterior)				WAE	017 BLDG	ARCHSYS	BLDGENVL		WAE
	Windows				WIN	017 BLDG	ARCHSYS	BLDGENVL		WIN
	Building Interior									
	Catwalks and Platforms				CAP	017 BLDG	ARCHSYS	BLDGINT		CAP
	Ceiling Finishes				CEI	017 BLDG	ARCHSYS	BLDGINT		CEI
	Ceiling Structures				CES	017 BLDG	ARCHSYS	BLDGINT		CES
	Door Hardware (Interior) DO NOT USE				DHI	017 BLDG	ARCHSYS	BLDGINT		DHI
	Doors (Interior)				DRS	017 BLDG	ARCHSYS	BLDGINT		DRS
	Floors				FLR	017 BLDG	ARCHSYS	BLDGINT		FLR
	Ice Pads				ICEPAD	18 BLDG	ARCHSYS	BLDGINT		PAD

Facility Services - Assets



After the asset review of critical buildings between ReCAPP and JDE all assets were migrated to Asset Planner and a geographical location was assigned to each building.



Asset Planner Model Template

ome ▾ My Dashboard ▾ Favorites ▾ Audits ▾ Assets ▾ Reports ▾ Tool Box ▾ Configure ▾ Preferences ▾

Asset Planning / Templates

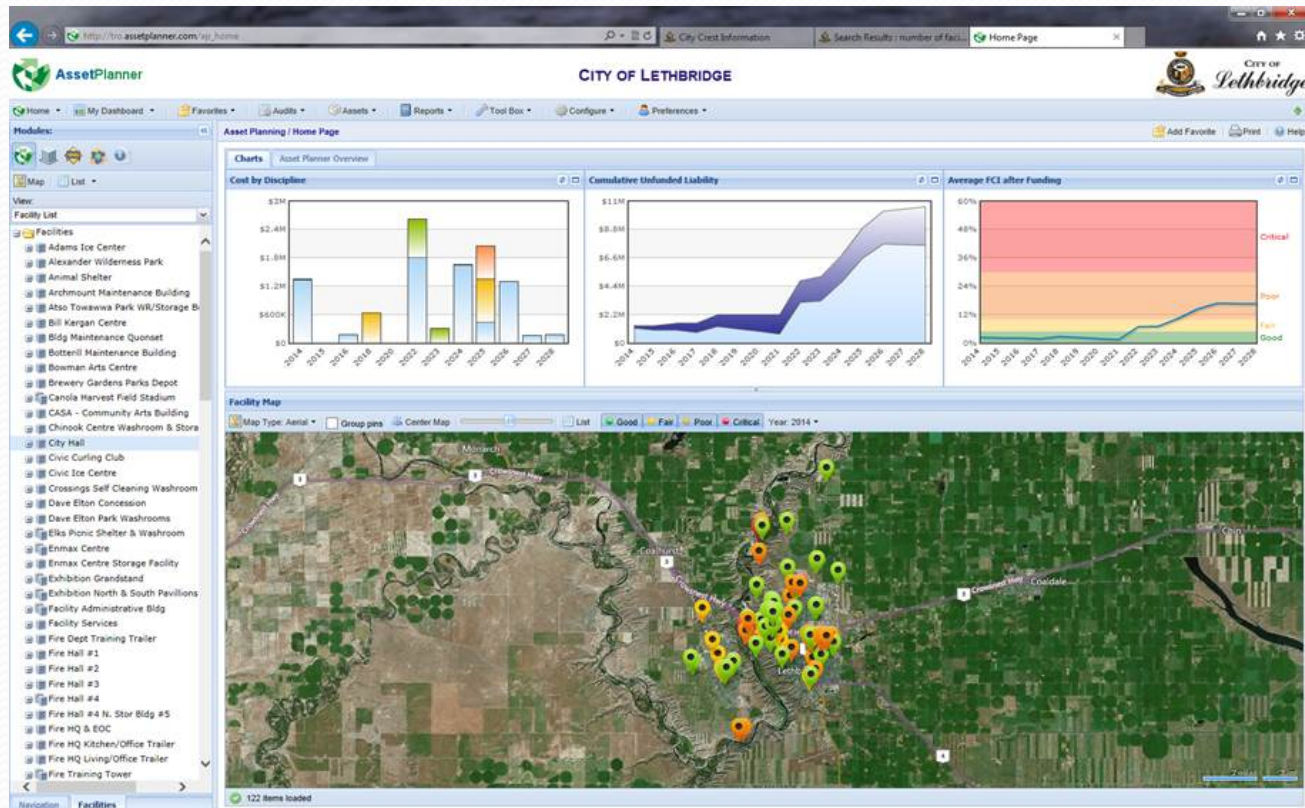
Categories for Default Building Template Details

Show Excluded Categories Modify Selected

Inclu...	Category ▾	Default # of Elements	Measure Unit	Default # of Actions	Divide by floors?	Default Type of Maintenance	Default Action Type	Life Cycle Renewal: Cost Per Unit	Life Cycle Renewal: Repeat Interval	Life Cycle Renewal: Difficulty Factor	Life Cycle Renewal: Min Cost	Replace: Cost Per Unit	Replace: Repeat Interval	Replace: Difficulty Factor	Replace: Min Cost
<input checked="" type="checkbox"/>	Accessories (Misc.)	0	Unit	1	<input type="checkbox"/>	Reactive	Replace	\$0.00		1.0000	\$0.00	\$0.00		1.0000	\$0.00
<input checked="" type="checkbox"/>	Air Compressors	0	Unit	1	<input type="checkbox"/>	Reactive	Replace	\$5,712.00	30	1.0000	\$5,712.00	\$5,712.00	30	1.0000	\$5,712.00
<input checked="" type="checkbox"/>	Air Conditioners	0	Sq Ft.	1	<input type="checkbox"/>	Reactive	Replace	\$8.56	25	1.0000	\$3,978.00	\$8.56	25	1.0000	\$0.00
<input checked="" type="checkbox"/>	Air Dryers	0	Unit	1	<input type="checkbox"/>	Reactive	Replace	\$3,366.00	24	1.0000	\$3,366.00	\$3,366.00	24	1.0000	\$3,366.00
<input checked="" type="checkbox"/>	Air Handling Units	0	Sq Ft.	1	<input type="checkbox"/>	Reactive	Replace	\$9.18	40	1.0000	\$2,652.00	\$9.18	40	1.0000	\$0.00
<input checked="" type="checkbox"/>	Air Purifier Units	0	Unit	1	<input type="checkbox"/>	Reactive	Replace	\$887.40	25	1.0000	\$887.40	\$887.40	25	1.0000	\$887.40
<input checked="" type="checkbox"/>	Ammonia Detectors	0	Unit	1	<input type="checkbox"/>	Reactive	Replace	\$1,734.00	25	1.0000	\$1,734.00	\$1,734.00	25	1.0000	\$1,734.00
<input checked="" type="checkbox"/>	Arena Boards	0	Sq Ft.	1	<input type="checkbox"/>	Reactive	Replace	\$8.38	30	1.0000	\$226,440.00	\$8.38	30	1.0000	\$226,440.00
<input checked="" type="checkbox"/>	Art (DO NOT USE)	0	Unit	1	<input type="checkbox"/>	Reactive	Replace	\$0.00		1.0000	\$0.00	\$0.00		1.0000	\$0.00
<input checked="" type="checkbox"/>	Backflow Prevention Devi...	0	Sq Ft.	1	<input type="checkbox"/>	Reactive	Replace	\$0.06	20	1.0000	\$816.00	\$0.06	20	1.0000	\$816.00
<input checked="" type="checkbox"/>	Ball Diamond	0	Unit	1	<input type="checkbox"/>	Reactive	Replace	\$13,260.00	25	1.0000	\$13,260.00	\$13,260.00	25	1.0000	\$13,260.00
<input checked="" type="checkbox"/>	Baseboard Heaters	0	Sq Ft.	1	<input type="checkbox"/>	Reactive	Replace	\$3.63	15	1.0000	\$0.00	\$3.63	15	1.0000	\$0.00
<input checked="" type="checkbox"/>	Basketball Court (Outdoor)	0	Sq Ft.	1	<input type="checkbox"/>	Reactive	Replace	\$3.67	25	1.0000	\$0.00	\$3.67	25	1.0000	\$0.00
<input checked="" type="checkbox"/>	BBQ's	0	Unit	1	<input type="checkbox"/>	Reactive	Replace	\$1,020.00	12	1.0000	\$1,020.00	\$1,020.00	12	1.0000	\$1,020.00
<input checked="" type="checkbox"/>	Bleacher Seating	0	Sq Ft.	1	<input type="checkbox"/>	Reactive	Replace	\$0.67	25	1.0000	\$9,690.00	\$0.67	25	1.0000	\$9,690.00
<input checked="" type="checkbox"/>	BMX Track	0	Unit	1	<input type="checkbox"/>	Reactive	Replace	\$0.00		1.0000	\$0.00	\$0.00		1.0000	\$0.00
<input checked="" type="checkbox"/>	Boilers	0	Sq Ft.	1	<input type="checkbox"/>	Reactive	Replace	\$0.78	35	1.0000	\$2,040.00	\$0.78	35	1.0000	\$0.00
<input checked="" type="checkbox"/>	Booster Pump Station	0	Unit	1	<input type="checkbox"/>	Reactive	Replace	\$0.00		1.0000	\$0.00	\$0.00		1.0000	\$0.00
<input checked="" type="checkbox"/>	Brine Headers	0	Unit	1	<input type="checkbox"/>	Reactive	Replace	\$0.00		1.0000	\$0.00	\$0.00		1.0000	\$0.00
<input checked="" type="checkbox"/>	Brine Tanks	0	Unit	1	<input type="checkbox"/>	Reactive	Replace	\$0.00		1.0000	\$0.00	\$0.00		1.0000	\$0.00

Demo

Asset Planner



Demo iAuditor



Questions?

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