

FM INNOVATIONS

WSMenterprise Asset Condition Audits



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WSM



Asset Condition Audits

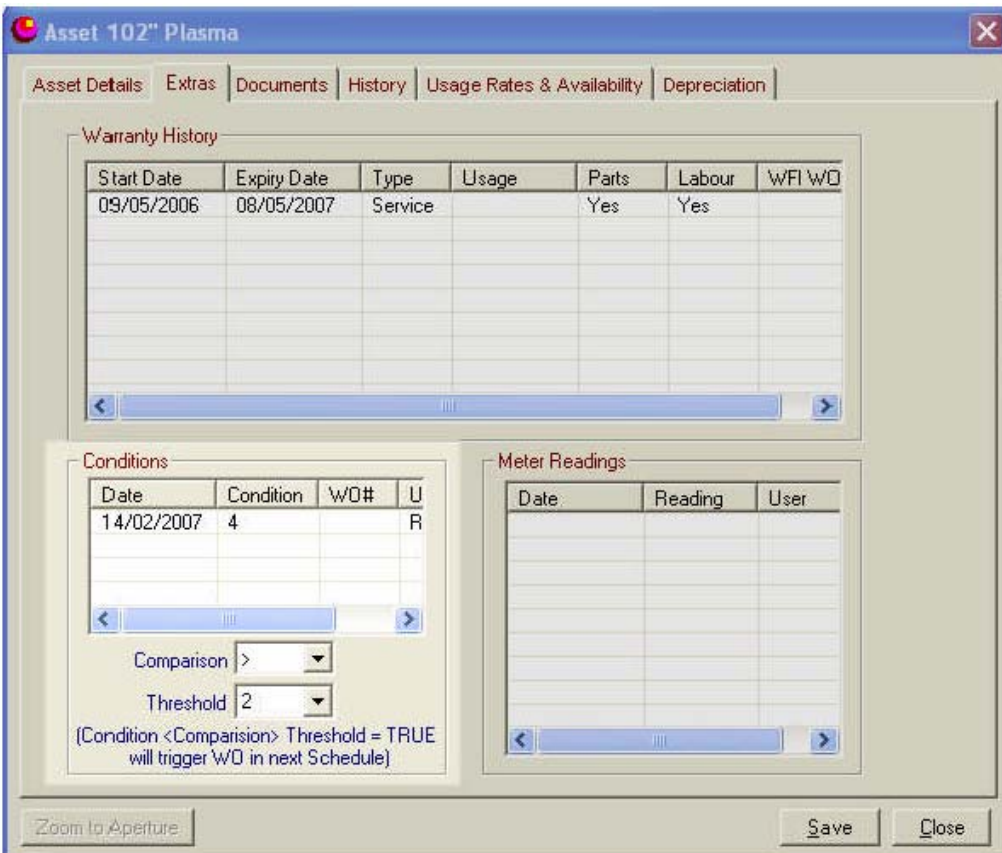
WSMenterprise handles these with simple procedures and technical innovation. The audits can be both processed manually and for individual assets or alternatively in bulk and electronically recorded.

The condition audit in WSMenterprise is based upon holding initially some basic information about an asset and then recording against that asset its current condition.

Having recorded this condition information the WSMenterprise algorithms then instruct the system to generate automatically a job that will describe remedial work to bring it back to an acceptable operating standard. At the time of generation the asset manager or supervisor has completed control over the nature of the remedial work and its scope, but they cannot ignore that the system has flagged this condition status.

In the standard WSM a simple numerical range of conditions are included but these can be adjusted to suite your specific needs.

Asset records are stored and condition audits results are stored against each record.



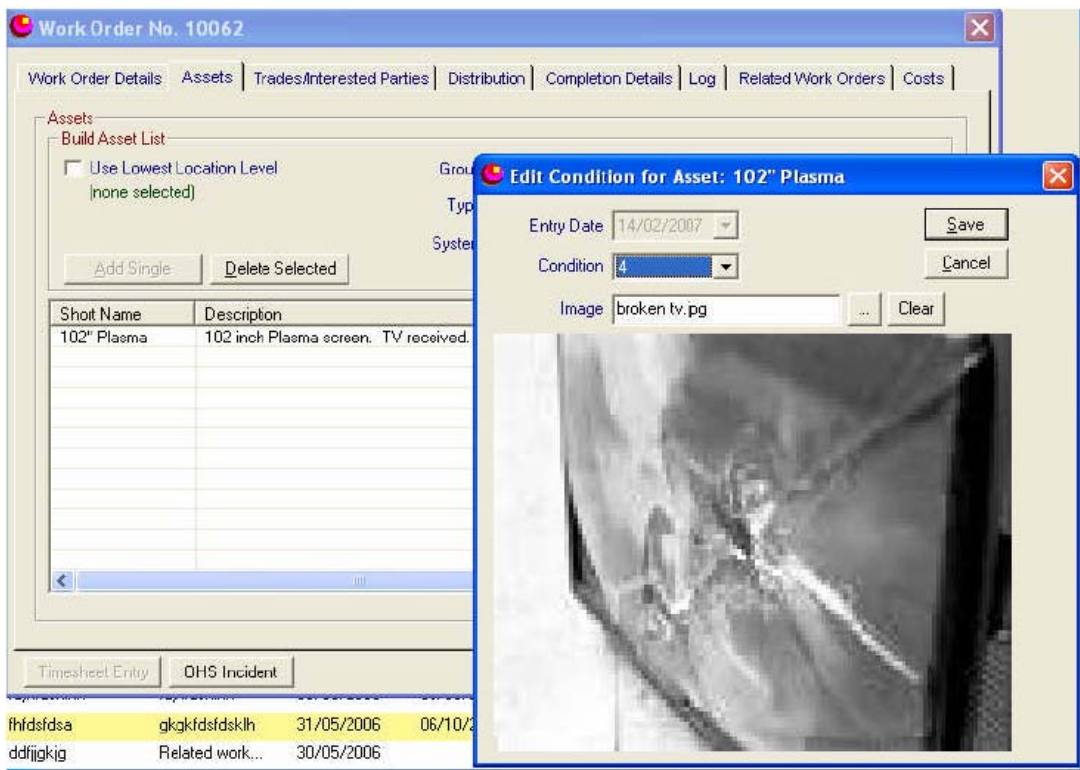
You will also notice that we can decide when, by individual asset it conditions at a sufficient level to warrant automatic remedial work being generated.



The Audit process

WSMenterprise Audits

The audit work is generated (either manually or scheduled automatically and can then be distributed to the employee or contractor to do this work. The work order can be printed on paper and the person doing the audit can then record the condition results. When these are returned to the office they can then be manually entered into the work order.



Manual condition entry

As you can see from this example an image can also be stored to support this assessment. In the situation where many assets are being assessed then this can be done using PDA's with bar codes or RFID recording capabilities.



The WSMenterprise condition audits structure is that assets retain chronological records regarding the condition status of the asset. The system, having detected a condition that needs remedial work, then automatically schedules a job to bring the asset back to the correct designated operational condition. The timing and remedial work can be defined and tailored by the customer to meet their own specific needs to meet any circumstance.

However in many cases these conditions are assessed in a regular basis and with many hundreds if not thousands of individual assets to be assessed. By using Bar code/RFID technology combined with mobile data capture devices such as PDA's WSM enterprise can provide a data capture audit solution that completes these audits and WSMenterprise manages the integrity of these through a central control module. Thus parallel audit activities can be undertaken in multiple locations concurrently under complete control. Thus accuracy of data is guaranteed. The WSMenterprise system controls the uploading and downloading of the audit and its results and updates the database automatically.

Thus condition auditing can simply be made a part of the regular asset assessment and measurement regime you need to put in place to ensure a safe and productive workplace. By making audits tasks a part of the overall work practice it means continual asset assessment can be achieved. WSMenterprise supports this by allowing you to define work tasks that include audit tasks such as condition assessment, meter reading and so on and if the PDA approach is used these results are automatically updated into the WSMenterprise database.

Scheduled

When condition audits (and there can be many types of audits) are undertaken, these can be scheduled by the system automatically. In many cases the condition audit is to be done at regular intervals for a group of assets or individually. The WSMenterprise system allows you to set this schedule up and let the system look after its progress over time. The system will never forget and will always schedule the audit to be done on a valid working day and in plenty of time to meet any time criteria for regulatory compliance.

In a scheduled audit circumstance the date and time of the audit is managed by the system after you have designated the schedule.

Adhoc

These can be simply raised as and when you wish and can be either manually completed or via PDA mobile techniques.

Large numbers of Asset audit

Where it is efficient to many assets in at one time this is simply handled by WSMenterprise.. Either an Adhoc job is created and then sent to the bar code readers or PDA's for the auditors to use to complete the job. The PDA's are easy to use and very rugged so they are industrial strength equipment. The software that takes the audit results is a mobile component of WSMenterprise and fully compatible with the central database and its control module.

Individual or select group

Through WSMenterprise you can isolate groups of asset by location or asset type on which to perform condition audits. It is simple to setup and easy to create the groups by the criteria you need.



Typical WO

SCAN OUT:

Work Order

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WO #10071 - assess and report on the 4th floor main power board

Job Description
assess and report on the 4th floor main power board and sub-boards

<i>Site</i> Melbourne CBD	<i>Exp Completion</i> February 26, 2007
<i>Building</i> 455 Bourke	<i>Exp Duration</i> 2
<i>Floor</i> 04	<i>Priority</i> 1 Week
<i>Room</i>	<i>Criticality</i> Low

<i>Assigned To</i> J.D. McDonel Engineering	<i>Source</i> Adhoc Request
<i>Requested By</i> Rey Lodge (0098001846)	<i>Job Activity</i> Inspection
<i>Request Date</i> February 19, 2007	<i>Service Type</i> Condition Assessment

Project

Completion Details

Hours Worked *Date Work Completed*

Completed By _____ (print name)

Action Taken / Comments

Signature _____ *Date:* / /

Authorized _____ *Date:* / /

Tasks

Description	Type	Required	Est Dur.
get a thermal image of the board	Done/Not Done Task	<input checked="" type="checkbox"/>	
Rate the image and its result	Condition Check	<input checked="" type="checkbox"/>	
Ensure the board is safe upon completion	Done/Not Done Task	<input checked="" type="checkbox"/>	

Assets

Asset	Meter	Condition	DONE
4555 4 Main Power board the main power board on the 4th floor	<input style="width: 50px;" type="text"/>	<input style="width: 50px;" type="text"/>	<input type="checkbox"/>

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19 Feb 2007

SCAN IN:

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WO for condition assessment



Sample condition Report

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Asset Condition Report

Site: Melbourne CBD

Short Name	Description	Status	Group/Type	System	Building	Floor/Room	Threshold
4555-4 Main Power board	the main power board on the 4th floor	Active	Electrical Electrical Distribution Board	Electrical	4558 Bourke	04	<= 3
				Entry Date	Conditions		
				19/02/2007	4		
4555-4 Sub Power board	the sub board for the computer room	Active	Electrical Electrical Distribution Board	Electrical	4558 Bourke	04	<= 3
				Entry Date	Conditions		
				19/02/2007	3		

This report lists Asset Condition entries:

Selection Criteria:
 Asset Status = Active
 Asset Group = Electrical
 Site = Melbourne CBD
 Building = 4558 Bourke

Condition assessment report