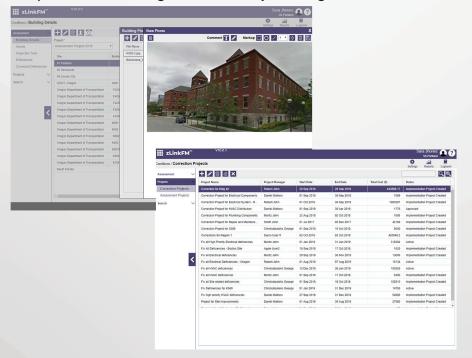# zLinkFM™

Conditions Assessment

- Dynamically Manage Real Property Portfolio and Related Facility Condition Indices (FCI)
- Effectively Budget Capital Expenditure on Renovations/Projects
- Successfully Plan for Facilities Maintenance Management
- Generate Detailed Accurate Cost and Financial Reports

Strategic Facility Investment Decision Support Based On Real Time Conditions Assessment

Gain operational insight on current conditions and deficiencies related to the facilities building infrastructure to facilitate capital planning for improvement projects, prevention of liability, and promotion of safety.

Do you have a system that provides an overview for all your building's infrastructure deficiencies? zLinkFM™ Conditions Assessment Module provides the flexibility to manage facility investment decisions based on policy, priorities, and budget constraints, enabled by graphic-centric display of physical conditions of your buildings including; data, inspections and costs that are collected, assessed, and stored in a comprehensive integrated facility management database.

Value Proposition

- **Produce High-Quality Assessments**
  Adheres to facility infrastructure standards based on the Uniformat Code and also sets inspections standards, documents defects, and calculates Facilities Conditions Index (FCI) dynamically.

- **Improve Operational Efficiency**
  Links to zLinkFM™ Project Module to allow for complete management of improvement projects.

- **Optimize Repair/Replacement Urgency**
  Helps determine and prioritize current and future maintenance needs on facility infrastructure and systems.

- **Highlight Informed Planning**
  Accurate FCI facilitates planning and policy decisions for building renovations and/or systems upgrades and replacements, and budgeting future maintenance.

- **Perform Cost Analysis**
  Provides strategic planning options on capital budgeting expenditure for improvement projects.

Facilities Condition Assessment (FCA) is a comprehensive assessment of a building's structural condition, and the condition of its systems. FCA helps identify those systems that are either past or reaching the end of their useful lives, and helps determine and prioritize current and future maintenance needs.

zLinkFM™ Conditions Assessment Module enables documentation of all deficiencies related to the buildings, systems, subsystems and components, and estimation of the associated costs for repair and replacement based on a cost database.

Inspection and Data Collection

zLinkFM™ organizes the collection of data necessary for the FCA process according to the Uniformat standard. The Uniformat standard defines the major elements and systems of the building, the related subsystems, and the major components that comprise these systems. Data is collected from three sources; on-site inspections, interviews with on-site facility managers, and historical data including building construction data, maintenance and renovation records, and information on expected equipment lifetimes based on manufacturer and model.

Data Assessment Using Industry Standards

zLinkFM™ Conditions Assessment Module stores details about all deficiency information, probable correction methods, and graphic attachments in a centralized repository. Based on the data collected and a construction cost database (e.g. RSMeans) zLinkFM™ calculates a Facilities Conditions Index (FCI) - the ratio of total repair cost versus replacement cost- for each building. Options for remediation are associated with each deficiency. These options include related costs which enable quick analysis of initial budget requirements for any proposed project.

Cost Analysis

The existing facility condition data, combined with data collected through condition surveys and industry cost data, provides a powerful analytic capability to assess the resulting FCI as a result of additional investments in the building. In addition, this allows the rapid development of alternative policy and investment decisions based on any proposed remediation strategy. The cost for each alternative is immediately aggregated and can be reviewed in the context of proposed annual and multi year budget plans.

Remediation Projects

For planning purposes, correction projects are created for various scenarios based on systems, buildings and priorities, using zLinkFM™ powerful database search options. Correction projects can be sent through an approval process and then converted to implementation projects in the zLinkFM™ Projects Module. The Projects Module manages detailed workflows to correct the deficiencies.

Mobile Operations

zLink also offers an application for zLinkFM™ Conditions Assessment on mobile devices. Our mobile platform allows real time "anytime, anywhere" visual access to all facility information. Inspectors can perform field/site inspections with all the necessary data through their mobile device including: using the camera to capture deficiencies, and inputting correction data that can be added along with the deficiency. Offline mobile functions enable continued field inspections where there is no Internet access.

Key Business Metrics

zLinkFM™ Conditions Assessment Module provides comprehensive reporting capability where data about conditions are drilled down to the asset level and consolidated to building, system, subsystem, and component type level. Executives have access to key performance indicators (KPI) and related metrics reports needed for vital strategic decision-making.

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