facility management system

fama

CASE STUDY

The following case study of TESCO SW j.s.c. describes the implementation of comprehensive solution of self government property management. Parts of the solution are gradually set in Karlovy Vary region, Liberec region, Olomouc region and Central Bohemian region. Delivery solution is executed through the projects, with emphasis on priorities, verifying the functionality and services in the area of methodology asset management and data acquisition.

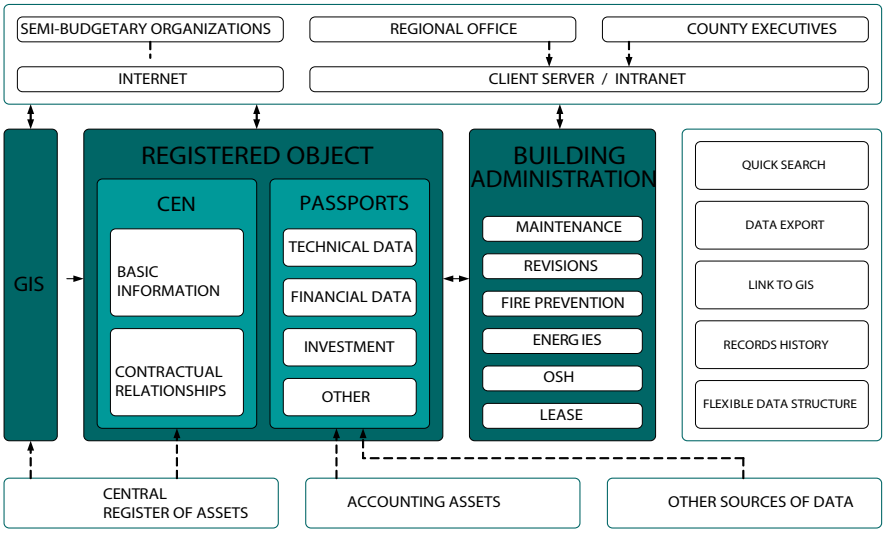
Introduction

With increasing pressure on the effective management and disposal of immovable assets of regional authorities increases also the need of current, uniform and complete information about this assets, and if possible in the shortest possible time. To support region´s management decision-making are in addition to economic-financial information contained in the property or the account registration of organizations important also technical and operational information (technical condition of the property, the scope of planned maintenance and investment) and finally the property information (ownership, leases, easements, etc.).

Issues

Several departments of regional authority are involved in registration and property management. Partial data about immovable assets are gained also from semi-budgetary organizations. Regional authority used for asset management several sub data sources which lacked interdependence (cohesion) and which were often missing registered data or the data was incomplete. The assets were often registered only in economical SW without the cohesion to real estate cadastre. For individual items of immovable assets were no technical-operational information kept which would enable assignment of cost and revenue items (maintenance, energy, cleaning, rental, etc.) In the case of region property, which is in use of semi-budgetary organizations was often available only aggregate economic-financial information.

Desired outcomes have been conducted on the basis of sub-processing documents in MS Excel tables or only in paper form. This procedure was not only time consuming and laborious but brought along number of other problems arising from the above mentioned deficiencies. The data was often outdated, incomplete and lacking an exact description. Orientation in these data was therefore very difficult. There was no uniform methodology, what and how to register and semi-budgetary organizations have not been motivated to provide quality data at all.



Requirements for solutions

Based on these facts the regional office came to a decision to support this area by gradual deployment of appropriate information system based on which the property portal will be created. This portal will enable the acquisition, updating and data presentation on immovable assets including their interrelationships.

Other requirements include:

- allow registration of any quantity (number) of items of immovable assets in any structure and details, including space and equipment management data
- all features available via the Internet without the need for local installation (access for semi-budgetary organizations as well as for some users in the office via the Internet)
- allow records searching and sorting according to selected criteria and reports printing
- make available in one place a comprehensive information on immovable object, i.e. to implement the interface to the accounts of property, land property and geographic information system
- ensure fulfilment of space and equipment management records and data from existing sources through the initial system initialization (including data from the accounting of assets)
- allow to define access rights to specific functions and data solutions areas (semi-budgetary organizations only have access to their property)

Solution

The solution is built on a modern CAFM system Fama +, which is a combination of software support and number of material know-how. It resulted from the standard functionality of the system in the field of facility management and includes also specific requirements of individual authorities.

Within the projects the following integration links are implemented to:

- property and accounting records within the authority´s economic IS
- the cadastre information system
- the geographic information system

Part of the analysis of the deployment of solutions is also a proposal of space and equipment management methodology and a unique identification (coding) of property in order to avoid duplication of the allocation of property inventory numbers.

Thanks to the used technology (3T) the semi-budgetary organizations were involved in the data updating process of self-government property base.

Benefits

Key benefits of the solutions implementation include the creation of:

- single, current and accurate source of financial and substantive information about immovable assets in the administration of semi-budgetary organizations
- transparency of the process dealing with immovable assets
- increase safety in operation of managed property, especially with regard to legal standards and the health of its end-users and the public,
- support of services purchases centralization

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