

# VFA.facility®

## FOR EXPERT CAPITAL PLANNING

An organization's facilities are one of its most significant assets. Yet managing the wealth of information related to those facilities and their various building systems is an ongoing challenge, particularly for organizations with large and geographically diverse portfolios. Data about value, condition, age, and function, as well as about maintenance and renewal needs, is often scattered across multiple locations and systems, creating islands of knowledge.

Capital planners may have limited insight into operational issues that could significantly impact planning requirements. Facility directors may be uncertain about how recently completed projects impact their annual funding requirements. Meanwhile, executives don't have a clear picture of how spending on facilities supports organizational objectives over the long term.

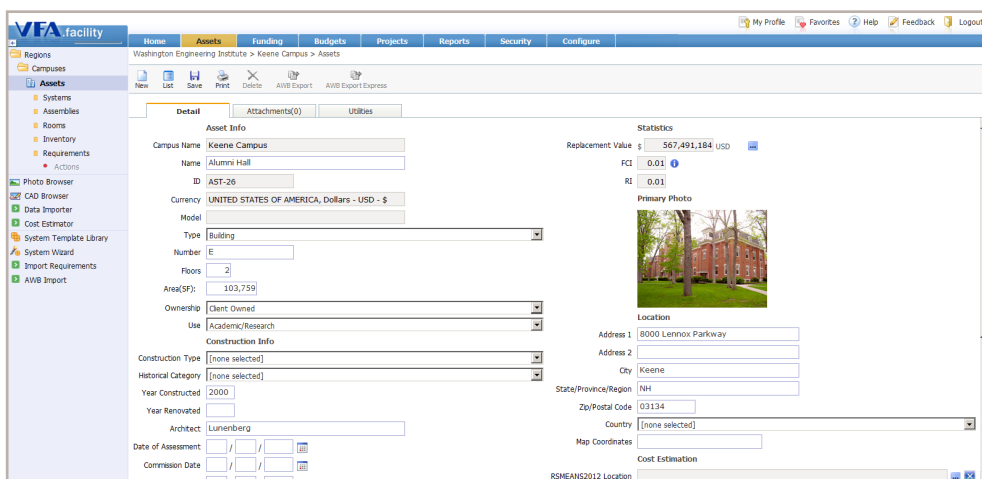
VFA.facility® empowers your organization with a central source of facility information, accessible across the organization. It provides facility managers, capital planners, financial analysts and executives with tools to effectively manage and maintain that data and to leverage it in making optimal decisions about facility spending and capital planning.

### CENTRALIZE INFORMATION ABOUT FACILITY ASSETS

VFA.facility's powerful knowledge-base supports the collection and management of a wide range of asset information, such as location, structure, type, uses, conditions, requirements and their associated costs, and related projects and plans.

### PUT THE POWER OF VFA.FACILITY® TO WORK IN YOUR ORGANIZATION

- Understand the condition and value of facility assets
- Accurately estimate long-term capital costs
- Evaluate asset performance against targets
- Rapidly model multiple portfolio scenarios and evaluate tradeoffs
- Allocate resources based on clearly identified priorities
- Integrate sustainability initiatives into capital plans and budgets



Maintain detailed information about each asset.

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- **Configure data and views to your needs.** Organize asset data into numerous levels and create customized fields and drop-down lists on the fly. Sort, group and filter asset information based on your specific criteria, and view your portfolio by site, building type, size, ownership and more.
- **Dashboards and Reports provide easy access to key indicators.** Dashboards provide a graphic view of the state of your portfolio - use the dashboards provided or make your own from any available report in the VFA.facility Report Center. Dashboards can even include data from other applications, such as work order management systems.
- **Enhance your understanding of your portfolio with photographs and CAD drawings.** Associate drawings and photos

with specific building records, assets, rooms or requirements. Annotate CAD drawings with icons illustrating prioritized requirements, and link them to detailed requirements records.

- **Attach relevant documents and links.** Documents and links to other sites and data sources can be associated site-wide, or attached to objects including regions, assets, and requirements. Some examples include policy and procedure documents, maintenance schedules, approved budgets, and facility-specific reports.

## ENSURE ACCURACY WITH BUILT-IN INDUSTRY STANDARDS

VFA.facility integrates industry standard cost data from RSMeans® and BCIS, and lifecycle data from the Building Owners and Managers Association (BOMA) to ensure reliable cost projections for deferred maintenance and systems renewal.

## EMPLOY MULTIPLE COST SOURCES WITHIN THE SOFTWARE

The Cost Estimator in VFA.facility supports multiple cost sources, in addition to RSMeans and BCIS, for enhanced accuracy and relevance. Customers and partners have the flexibility of choosing the most appropriate cost estimation sources within the software for the specific requirements of a project or facility, employing third-party cost sources as well as proprietary cost estimation data.

## STREAMLINE COST ESTIMATION

A library of building and system model templates enables you to rapidly and accurately estimate the cost of capital asset renewal and replacement. Users may adjust industry-standard cost and lifecycle data in the models for precise renewal and replacement calculations.



The Portfolio Summary Dashboard provides an overview of assets, their relative conditions and overall requirements.

## ACCURATELY ESTIMATE RENEWAL NEEDS

Modeling tools in VFA.facility allow you to estimate system renewal costs and timelines based on the combination of both observed condition and asset age that you determine is most appropriate.

## DETERMINE THE IMPACT OF DIFFERENT LEVELS OF SPENDING

Scenario analysis tools let you project long-term costs and graphically explore the impact of different funding levels. Evaluate strategies for maintaining a targeted facility condition level, varying spending, timing and project content to see the effect on facility condition and cost of capital over time.

## PRIORITIZE CAPITAL NEEDS

Create multi-year budgets based on organization-wide priorities and strategies. All capital requirements are rank-ordered according to the prioritization strategies you develop, allowing you to identify the most important capital needs. Create multiple ranking strategies for different types of assets, and compare various budget scenarios to see the impact of different investment levels.

## DEVELOP EFFICIENT PROJECTS

Rapidly develop cost-effective capital projects from your prioritized capital needs and evaluate different project scenarios. Grouping requirements across facilities and sites allows you to identify opportunities to bundle projects cost-effectively, and readily determine the intersections of multiple projects.

## SHARE DATA

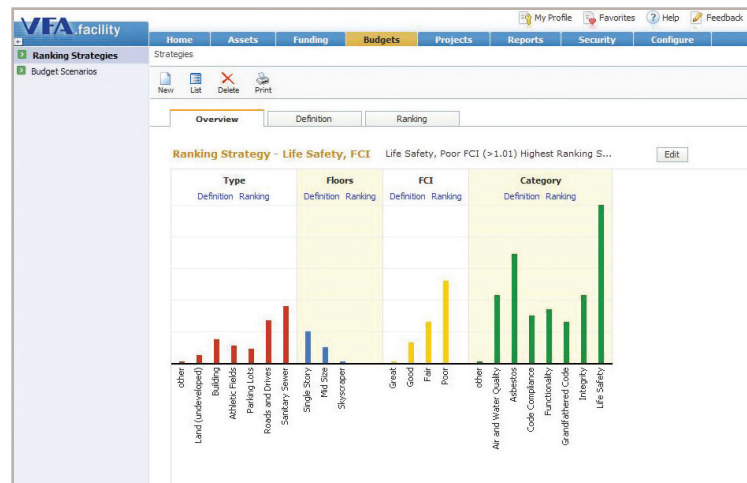
Users of VFA.facility can easily exchange key data about projects with their current Computerized Maintenance Management System (CMMS) through the optional AssetFusion Integration toolkit. Through the application programming interface (API), users can extract data from VFA.facility for use in other applications or portals.

## BENCHMARK YOUR PROGRESS

Use industry-standard benchmarks, such as the Facility Condition Index (FCI), to quickly compare assets across a portfolio or against industry standards. Configure your FCI and define other measures critical to your organization, such as system condition indices and benchmarks for mission adequacy.



Determine the long-term impact of different funding levels on portfolio condition and total cost of capital.



The VFA.facility Capital Budgets Ranking module allows organizations to establish consistent ranking strategies for capital requirements.

## EVALUATE GREEN OPTIONS

VFA.facility enables users to incorporate green requirements into the long-term capital planning process, evaluate the costs and benefits of sustainability improvements, and prioritize green investments relative to other capital requirements.

## CREATE CUSTOMIZED REPORTS

Powerful reporting and query tools give you rapid access to the data you need to support capital planning decisions. The Report Center provides a variety of standard reports which you can view and output in a variety of formats, schedule to run at specific times, and even automatically distribute to recipients you specify. With the optional Report Author tool, you can also create reports on the fly using a simple drag-and-drop interface. Use any available reports to create your own dashboards.

## SUPPORT USERS IN MULTIPLE LANGUAGES AND CURRENCIES

VFA.facility is localized for use in US English, UK English, French and German. Language preference is automatically enabled based on the user's web browser and PC locale settings. Multiple currencies are also supported. Local currencies may be used for regions, campuses and assets, with a standard site-wide global currency for rolled-up reporting.

## ACCESS THROUGH A STANDARD WEB BROWSER

Using VFA.facility requires only a browser and internet connection, so you can get up and running quickly and focus on your business, not on technology. Individuals from across the organization and around the world can easily and securely access facility data from any location.

## See VFA.facility at Work

Learn how you can put the powerful capital planning capabilities of VFA.facility to work for your organization. Contact any VFA office or visit our web site to request a customized demonstration.

## Related Information

- AssetFusion® for Integrated Facility Asset Management
- VFA.auditor® for Guided Facility Self-Assessment
- VFA.spendManager® for Capital Spending Control

Asset Name	Requirement Name	Priority	Category	Prime System	Requirement Cost
<b>AF Europe</b>					
<b>AP Woburn Location (D)</b>					
Ceiling: Replace ACT (panels only)	3-Necessary - Not Yet Critical	Integrity	C3030 - Ceiling Finishes		146,820
Drinking Fountains: End of Life	3-Necessary - Not Yet Critical	Integrity	D0210 - Plumbing Fixtures		62,817
Flooring: Aged Carpet	3-Necessary - Not Yet Critical	Integrity	C3020 - Floor Finishes		709,817
Lightning Protection: Cabling Frayed	3-Necessary - Not Yet Critical	Integrity	D0990 - Other Electrical Systems		408
<b>AF Western Location (D)</b>					
<b>Fort Worth</b>					
Ceiling: Replace ACT (panels only)	3-Necessary - Not Yet Critical	Integrity	C3030 - Ceiling Finishes		41,330
Flooring: Aged Carpet	3-Necessary - Not Yet Critical	Integrity	C3020 - Floor Finishes		124,936
<b>Georgia Dome</b>					
Ceiling: Replace ACT (panels only)	3-Necessary - Not Yet Critical	Integrity	C3030 - Ceiling Finishes		49,503
Flooring: Aged Carpet	3-Necessary - Not Yet Critical	Integrity	C3020 - Floor Finishes		87,664
<b>Georgia Dome</b>					
Ceiling: Replace ACT (panels only)	3-Necessary - Not Yet Critical	Integrity	C3030 - Ceiling Finishes		137,758
Drinking Fountains: End of Life	3-Necessary - Not Yet Critical	Integrity	D0210 - Plumbing Fixtures		59,385
Lightning Protection: Cabling Frayed	3-Necessary - Not Yet Critical	Integrity	D0990 - Other Electrical Systems		418
<b>Lowell Location (D)</b>					
<b>Lowell Location (D)</b>					
Ceiling: Replace ACT (panels only)	3-Necessary - Not Yet Critical	Integrity	C3030 - Ceiling Finishes		197,763
Drinking Fountains: End of Life	3-Necessary - Not Yet Critical	Integrity	D0210 - Plumbing Fixtures		100,597
Flooring: Aged Carpet	3-Necessary - Not Yet Critical	Integrity	C3020 - Floor Finishes		50,366
Lightning Protection: Cabling Frayed	3-Necessary - Not Yet Critical	Integrity	D0990 - Other Electrical Systems		553
<b>Parklane Plaza</b>					
Ceiling: Replace ACT (panels only)	3-Necessary - Not Yet Critical	Integrity	C3030 - Ceiling Finishes		232,104
Drinking Fountains: End of Life	3-Necessary - Not Yet Critical	Integrity	D0210 - Plumbing Fixtures		132,930
Electrical Switchboard: Obsolete	3-Necessary - Not Yet Critical	Integrity	D0210 - Electrical Service and Distribution		54,993
Paint/Finish: Deteriorated Finish	3-Necessary - Not Yet Critical	Integrity	E0210 - Exterior Walls		338,029
<b>Southern Company</b>					
<b>(D) (AF) Europe</b>					
					<b>2,716,903</b>

A variety of standard reports are available in lists, matrices and charts and graphs. Users can easily filter on just the data they want to see and summarize category values.

### About VFA, Inc.

VFA helps organizations strategically manage their facility portfolios with Capital Planning and Management Solutions (CPMS™) that combine software, assessment services and business process consulting. Organizations in the corporate, education, healthcare and government sectors use VFA solutions to manage over three billion square feet of real estate.

Contact us to learn how VFA can help your organization to optimize its facilities investment.

US: (800) 693-3132

Canada: (888) 685-3757

UK: +44 (0)118 900 1695

Web: [www.vfa.com](http://www.vfa.com)

Email: [info@vfa.com](mailto:info@vfa.com)