FACILITY MANAGEMENT SYSTEM

Managing any building or campus area requires significant resources commitment from facility teams. Each operational department has its own unique complicated tasks requirement to ensure functionality . However, if we look at the assets or equipments as the main objects of facility management , we can reduce the complicated tasks into a maintenance lifecycle event.
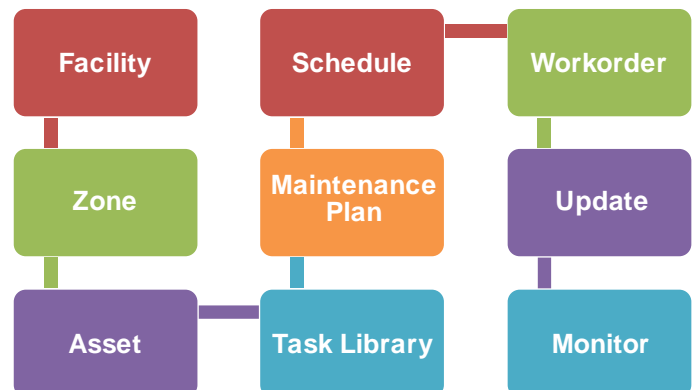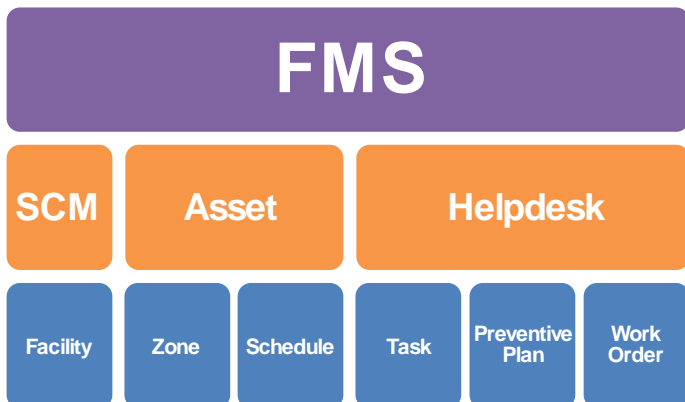
By utilizing the internet and computer technology, we can simplify the complicated maintenance task into a systematic, manageable and auditable jobs and build it as planned lifecycle event . Risatech FMS takes advantage of internet cloud as the platform to integrate multi campus facility management into a simple model of managing the facility tasks. It incorporates helpdesk and asset management to provide complete FMS workflow .

The system overall module allows managers to easily track and manage facilities KPI in real-time manner. To suit the needs of individual organization, the system allows the administrator to configure, integrate and even customize as required using the available API tools.
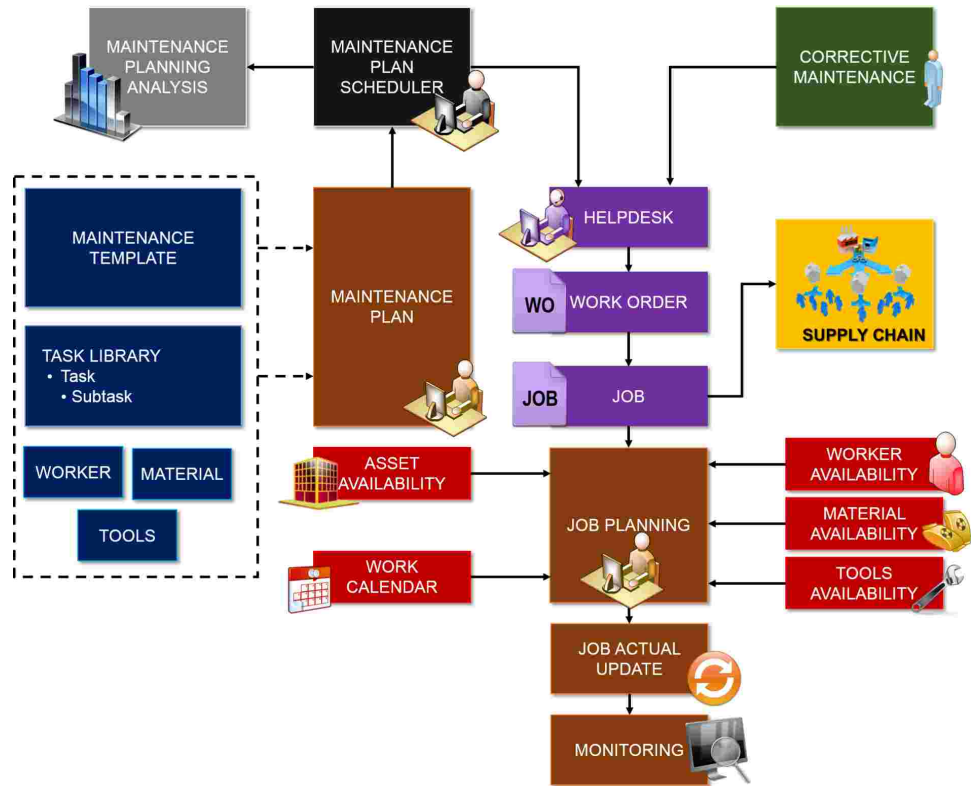
Overview

Risatech's Facility Management System is a web based system designed to help campus wide organizations to manage facility services and its asset's maintenance. The key components of the system are the asset's preventive and corrective maintenance which include scheduling and resources planning.

The helpdesk system is integrated in within to act as an interface between the facility service provider and the facility service end users . Over the Internet or private cloud the system captures OLTP data, build SOP workflow and provide business intelligence for facility managers to track required organization KPIs.

The following modules are parts of thebasic FM system :
• Facility services
• Location and Zone Management.
• Asset / Equipment Management.
• Maintenance Task Library.
• Maintenance Plan / Template
• Resource / worker management .
• FM Scheduling / Planning
• FM Updates
• FM monitoring
• Supply Chain Workflow
• Integration with Inventory
• Helpdesk Integration.

Task Libraries

The task library enables users to create and maintain standard maintenance tasks as a library which then can be used to configure maintenance plan. The task defines detail SOPs, checklists, materials, tools and manpower required.

Facility Module

Facility management is a system that records and stores all information pertaining to a Facility, such as Facility name, tag number, purchase / register date, purchase value, Facility description, current owner, location and others.

This system also records Facility depreciation which is useable for financials Facility management. This system allows users to upload digital images of the Facilities to generate user friendly Facility summary and reports.

Asset Management

Asset Management modules manages all FMS properties and assets that are required for maintenance. The module captures all the details about the asset and its respective owner. The assets and equipments can be listed in hierarchical view with location information.
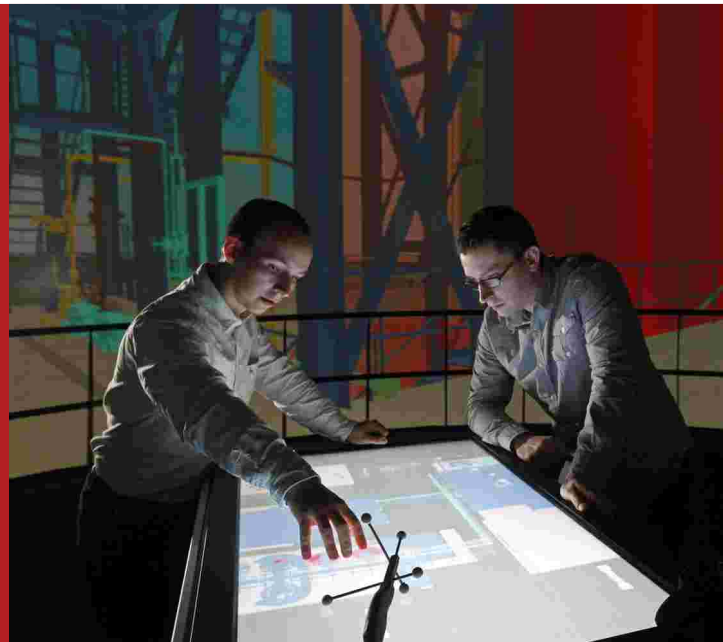
Zone/Location Module

Zone modules allow users to configure the campus sites and zones or locations. The system provides hierarchical input of zones which offers level mapping of assets' locations. GPS data can be incorporated into the system easily by using android or IOS mobile devices.

System users can be grouped and their accessibility limited by location. Using this method, building owner can be restricted to view and manage its own campus while corporate administrator can view and manage the entire multi campus organization.

Maintenance Planning / Scheduling

This module provides a tool for facility managers to schedule preventive maintenance for a specific asset. Each maintenance starts off with the creation of a maintenance plan and can be linked to any assets which utilizes the same maintenance type. Users are able to differentiate maintenance plans by inserting different tasks provided in the task library.

The module also allows facility managers to have a much better view of all the planned preventive maintenance scheduled for a certain assets or for a specific location.
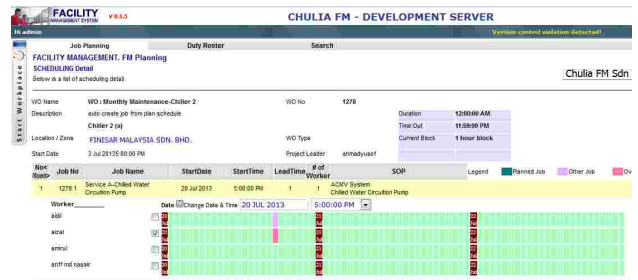
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Maintenance Plant with Template

Maintenance plan module incorporate tasks to generate maintenance plan template. The template is then used to create maintenance plan with preventive schedule for a specific asset or equipment.
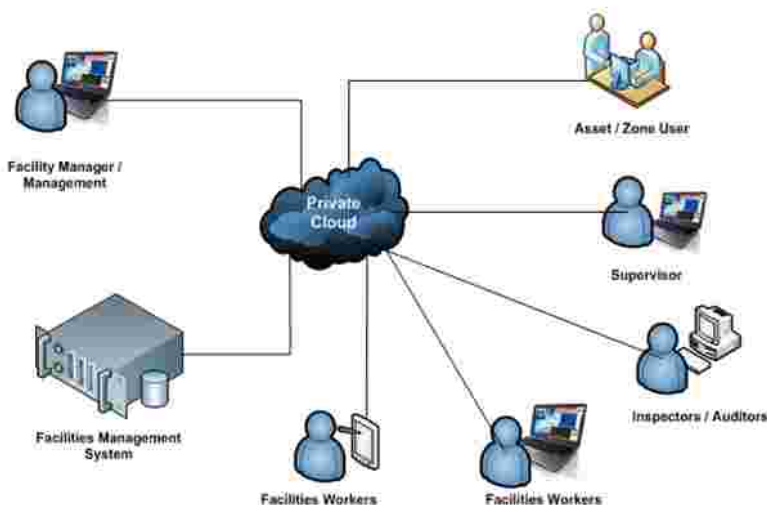
Resource Management

This module manage tools, manpower and materials required for the task library items. Worker team and shift pattern information can be uploaded into the system to enable workers' duty roster planning.

System Platform Overview

Risatech's Facility management system will be implemented based on a solution readily available and tested. Risatech's Facility Management System will be deployed to provide businesses with general Facility management requirements. Customization work will be performed on the system to meet different unique requirements.

Basic Facility Management System is a web based application which manages all Facility process in an organization.

Recommended Optional Module

There are situations whereby Facility assets need to be moved from their present location due to various reasons such as moving to a new office, etc. Asset Management Location Movement module records the history of location movement of each facility. Full Asset management System can be fully integrated with FMS to better manage the assets or equipment.

Optional fully integration modules
• Financials System.
• Inventory Management
• SC -Procurement Workflow.
• Asset Management.
• HRMS with Time management

Help Desk Integration

This module produces an analysis of Facility operation and transaction records. Users can view summary which consist of breakdown reports linked to a specific assets, complete preventive maintenance schedule for a targeted period of time, etc.

The Facility Management System comes with predefined reports which businesses will find to be very useful. Customized reports based on the end user requirements can be easily integrated into the system.

Below is some built-in report interface:
•	Preventive Maintenance Schedule
•	Asset Information Report
•	Breakdown History Report
•	Helpdesk Ticketing Report
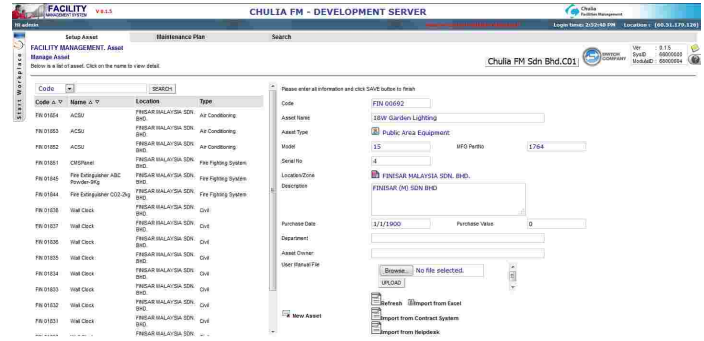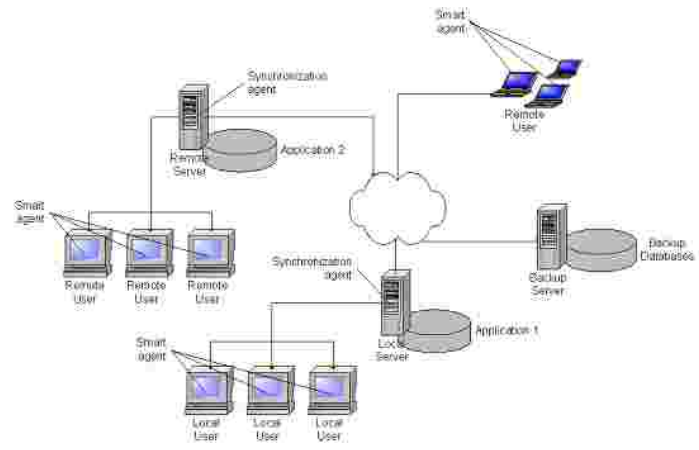
Open Computing Architecture

The proposed solution uses technology available in the open market. The solution is designed based on Open Computing Architecture. The entire system solution takes into account the following:

• Industry standard Internet/Intranet/Extranet technologies will be adhered to.
• Ability to handle large data volume in an On-Line Transactional Processing environment.

This will ensure that the solution will not be out dated in a very near future and your company will be able to hire any independent contractor to expand the system later on as none of the component use is proprietary. Open architecture also enables easy migration and growth in the future.

User Friendly System

The proposed solution is designed with the end user in mind. User interfaces and data input layout is kept simple and clean to make the system easy to use so that users can perform their tasks effectively and efficiently, with minimal training.

High Security

The proposed solution is capable of using SSL server side certificate to securely transfer data across machine boundary. Security at the network, application, database, and system level are addressed.

Access to the application is secured by the built in user authentication and authorization system. Service encapsulation and multi-tier application architecture hide sensitive data from direct end user access. Sensitive data like user passwords are stored using one way hashing (SHA-1 and MD 5) cryptography technology.

Actual data access to database server is done by an intermediary principal, not by the user himself. Direct connection to the data repository is not allowed. Access audit is implemented throughout the application tracking every changes made by end users.

Private Cloud Web Environment

The proposed solution enables the Facility Management application to be accessible from anywhere on the internet or through VPN With all the tight security build around it, organization's personnel can safely manage all Facility's from anywhere in the world using any mobile devices with peace of mind.