



Mobile Asset Management for Everyone



UNIVERSITY OF
SAN FRANCISCO

CHANGE THE WORLD FROM HERE

Alex Mauer

AssetWORKS

Integrated Workplace Management Solutions

Randy Walsh

Your Presenters

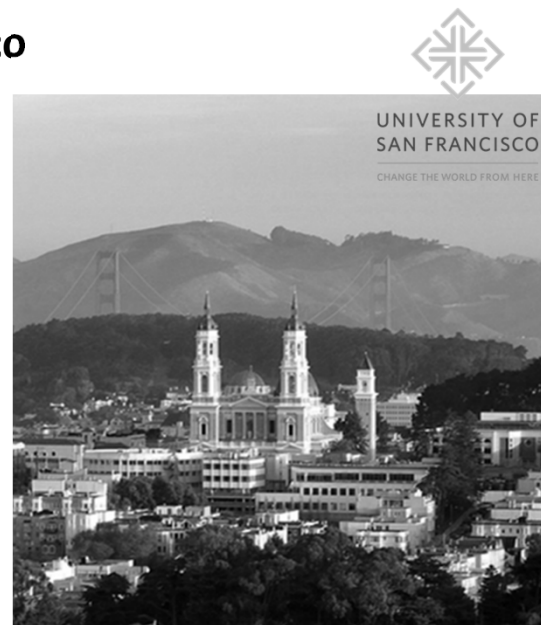
About University of San Francisco

Jesuit Education Since 1855

The University of San Francisco, founded in 1855, is a private, urban university educating students in the Jesuit Catholic tradition.

Located at the geographical heart of San Francisco, USF has a 55-acre campus with 2 million square feet of floor space.

USF enrolls 11,000 students each year including approximately 2,500 on-campus residents



About AssetWORKS

Mitigate your Risk – Complete, Proven, Reliable



Publicly Traded – CSU.TO



Domain Expertise

Focused on Facilities since 1991



Commitment to Higher Ed

95% of customer base



Customer Relationship Driven

Special Interest Groups



Direct vs Indirect

No 3rd party reseller or implementers

Some of Our Higher Education Clients

California

Caltech
University of San Francisco
Santa Clara University
Humboldt State University
CSU Maritime
CSU San Marcos
Fresno State University
Humboldt State University
Sacramento State University
San Francisco State University
San Diego State University

Washington

University of Washington
Washington State University
Western Washington University
Eastern Washington University
Central Washington University

Oregon

University of Oregon
Oregon State University
Portland State University
Portland Community College

Virginia

James Madison University
University of Virginia
Virginia Tech
Virginia Commonwealth University
Radford University

Florida

Florida State University
Florida A&M University
University of Florida
University of Central Florida
Florida Gulf Coast University
Embry-Riddle University

Texas

Texas State University
Texas A&M University
Texas A&M Health Science Center System
UT Health Science Center, San Antonio
University of Texas, Dallas
Stephen F. Austin State University

North Carolina

North Carolina State University
UNC Chapel Hill
East Carolina University
Appalachian State University

South Carolina

Clemson University
Medical University of South Carolina
College of Charleston

Georgia

University of Georgia
Georgia Institute of Technology
Kennesaw State University
West Georgia University
Emory University

Alabama

Auburn University
University of Alabama

Oklahoma

University of Oklahoma
Oklahoma State University

Mid-West

University of Michigan
Ohio State University
University of Illinois—Urbana Campus
University of Illinois – Chicago
Indiana University (5 campuses)
University of Notre Dame
University of Iowa

North East

Rutgers University System
SUNY, University at Albany
SUNY Construction Fund
University of Connecticut
University of Pennsylvania
University of Maine System (7 Campuses)

South West

New Mexico State University
University of Utah
Weber State University

Canada

University of Alberta
University of Saskatchewan

Why are we here?

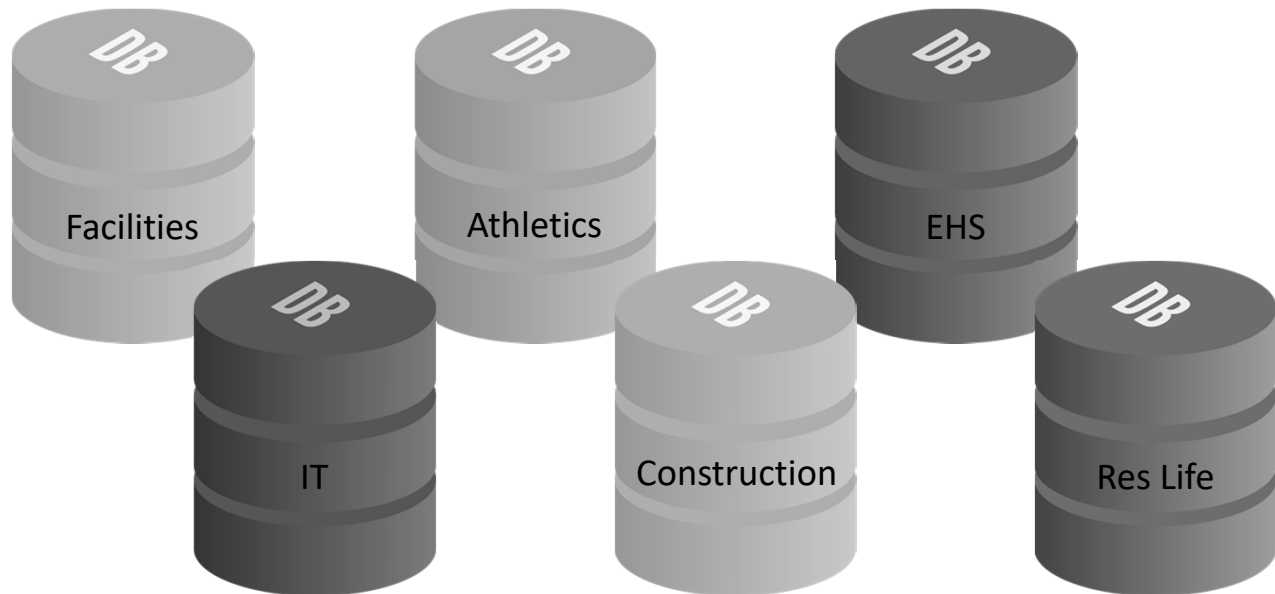
Lots of Assets



Lots of Asset Owners

Student Centers
Plant Operations
Construction Management
IT
Facilities Management
Environmental and Health Safety
Colleges
Residential Halls

Lots of Separate Database with Separate processes



Shared Services

- Made significant investments in Technology
- Common Problem for Many Departments within Organizations
- LEAN University Process
- Observed Many Universities/Industry Participating
- How Can We “Pass It On”



What was in Common?

- A Need to track all institutional Assets
- A Need to ensure Compliance
- A Need to utilize technology and eliminate Paper



FIRE

*Persona Driven Mobile Applications
Focused on specific job functions rather than being everything to everyone*

FiRE Asset Management



Asset Basics



Location Verification

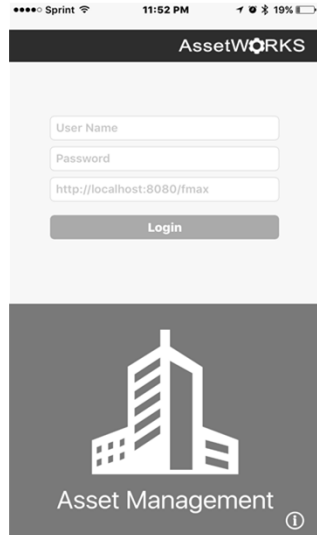


Inspections



Lab Safety Inspections

Lab Safety Inspection – The Origin Story



January 2016 – Plan to overhaul PM process

After struggling with our original roll out of PM, we decided to take a deeper dive into PM and review the strengths and weaknesses.



March 2016 – New Chief Engineer

Our new Chief Engineer subscribed to the "PM as inspection first" process. Stars align...



July 2016 - Start to review FiRE AM features

We were looking for a mobile solution for entering assets into AIM. Barcode scanning was at the top of our wish list.



September 2016 – Purchased SaaS version of FiRE AM

Began phase 1 of our PM overhaul with the purchase of FiRE AM and the start of asset collection and asset barcoding.

Lab Safety Inspections

Lab Safety Inspection – "A Little Birdie Told Us"



Desired Feature List:

- Inspections
- Work Order tickets
- Reporting
- Emergency events reporting
- Asset tracking
- Barcode scanning
- Employee roster
- Notification

Started to hear rumors of the possibility that a new lab safety inspection tool was being negotiated.

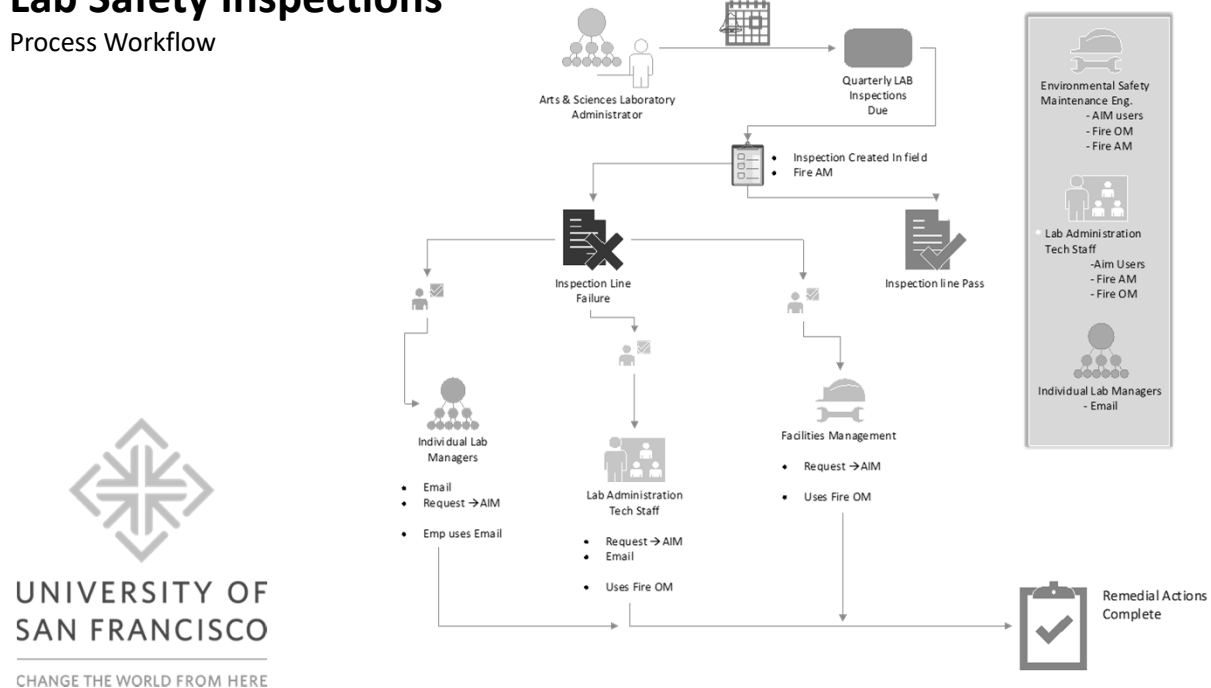
New system would require space data, Asset / Equipment data and personnel data. This data would come from AIM and would need to be regularly updated

Would create a second parallel system with a less sophisticated work ticket system. Would create an additional layer, creating confusion.

AIM, as the system of record for work requests, space data and assets, tested. AIM is the system of record officially.

Lab Safety Inspections

Process Workflow



Lab Safety Inspections

Phase 1 – Desired Features and Goals



One System

IWMS is the system of record for Space data, asset data and work requests.



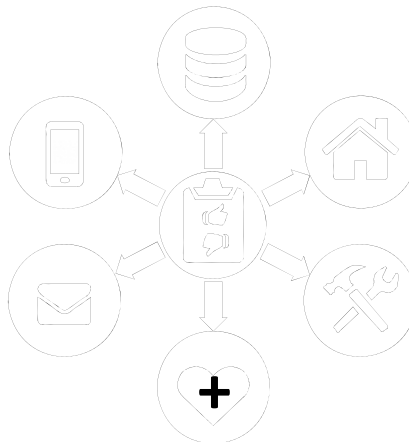
Space-Driven Inspections

- Safety Inspections of laboratory Space
- Asset inventory and Inspections
- Remedial Work routing assigned to staff



Intuitive Work Request Routing

- Inspection results determine who gets work
- Facilities Management
 - Lab Administration Technical Staff
 - Individual Lab Managers
 - Warnings



Emergency Event Reporting

In-field event reporting on the fly, with email notification to all essential personnel.



Email and System Notification

Email notification to individual lab managers. Tech staff has access to FIRE OM and the lab administrators see it all.



Mobile Solutions

Administrators and Tech staff have access to assets and work orders via Mobile CMMS & Mobile Asset Management. Barcode scanning is at the center of work flow.



Phase 2 – Expansion...



Chemical Storage Inventory

Leveraging asset management, inventory control and material requests



Reporting and Dashboards

Leveraging IWMS reporting to create a robust and compliant environment.



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Lab Safety Inspections

Phase 1 – Implementation



Business Process

- Business rules defined
- Process is being implemented through system setup



Application Setup

- Inspections created
- FIRE AM environment on-line



Custom Development

- Action Codes written for notification and automation
- Enhancement Requests entered into development



System Notification configured

- Email notification created - automated triggering
- AIM dashboard environment is in development.



Barcoding of Locations and Assets

- Locations are being barcoded
- Assets are Barcoded.



Training

- Stakeholders are trained
- Train-The-Trainer approach.



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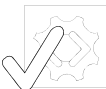
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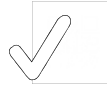
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MOBILE SOLUTION

Screen Shots



Lab Safety Inspections

Inspection Screen in AIM

AiM Inspection USF About Help Logout

Edit New Search Browse

Action
Email
View
Extra Description
Sent Email
Notes Log
User Defined Fields
Status History
Related Documents

1079 Last Edited by USF ADMIN USER On 03/28/2017 11:12 PM Status **OPEN**

HR 301 - LAB Type **LAB INSPECTION**
LABORATORY INSPECTION CHECKLIST

Reference

Region **USE** Schedule Date
UNIVERSITY OF SAN FRANCISCO
Facility **M** Actual Date
HILLTOP CAMPUS (MAIN)
Property **1001** Review Date
HARNEY SCIENCE CENTER
Location **1003-003**

Asset

Line Items

Line	Line Group	Description	Result
1	GENERAL LAB SAFETY	aisles clearly established with no tripping hazards present?	
2	GENERAL LAB SAFETY	Floors kept dry and slip resistant?	
3	GENERAL LAB SAFETY	Bench tops clean and organized	Fail
4	GENERAL LAB SAFETY	Machinery (e.g. vacuums pump) belts protected by belt guard program?	

Record 49 of 56 Go First Previous Next Last

Lab Safety Inspections

Inspection Type (setup) Screen

AiM Inspection Type USF About Help Logout

Edit New Search Browse

Action
Email
View
Extra Description
Related Documents

LAB INSPECTION Last Edited by USF ADMIN USER On 10/28/2016 11:34 PM Active Yes

LABORATORY INSPECTION CHECKLIST

Line Items

Line	Line Group	Description
1	GENERAL LAB SAFETY	1. AISLES CLEARLY ESTABLISHED WITH NO TRIPPING HAZARDS PRESENT?
2	GENERAL LAB SAFETY	2. FLOORS KEPT DRY AND SLIP RESISTANT?
3	GENERAL LAB SAFETY	3. BENCH TOPS CLEAN AND ORGANIZED
4	GENERAL LAB SAFETY	4. MACHINERY (E.G. VACUUMS PUMP) BELTS PROTECTED BY BELT GUARD PROGRAM
5	GENERAL LAB SAFETY	5. IS THE CHEMICAL HYGIENE PLAN FLIP-CHART HANGING IN THE LAB?
6	GENERAL LAB SAFETY	6. HAS THE CHEMICAL HYGIENE PLAN FLIP-CHART BEEN SIGNED BY ALL LAB MEMBERS?
7	GENERAL LAB SAFETY	7. NO FOOD OR DRINK ARE STORED IN THE LABORATORY WORK AREA
8	GENERAL LAB SAFETY	8. REFRIGERATORS/FREEZERS CLEARLY LABELED, "FOOD & DRINK ONLY" OR "NO FOOD & DRINK"
9	GENERAL LAB SAFETY	9. IS THE SITE SAFETY ORIENTATION IN THE CHEMICAL HYGIENE FLIP-CHART FILLED OUT?
10	GENERAL LAB SAFETY	10. IS THE LAB AWARE OF THE USF LAB SAFETY WEBSITE AND HAVE IT BOOKMARKED ON A COMPUTER?
11	EMERGENCY PREPAREDNESS	1. EMERGENCY EVACUATION MAP POSTED AND CURRENT WITH EMERGENCY ASSEMBLY POINTS
12	EMERGENCY PREPAREDNESS	2. IS EMERGENCY CONTACT INFORMATION POSTED AND CURRENT?
13	PERSONAL PROTECTIVE EQUIPMENT	1. ALL PPE REQUIRED (E.G. GLOVES/EYEWEAR) IS AVAILABLE, IN USE, AND IN GOOD CONDITION

Record 6 of 8 Go First Previous Next

AiM Inspection USF About Help Logout

Done Add Cancel

Line Item

3 Last Edited by USF ADMIN USER On 03/23/2017 04:02 PM Active Yes

1. BENCH TOPS CLEAN AND ORGANIZED

Question Type: Multiple Choice, True/False, Five Point Likert Scale, Text Entry, String, Date, Number, Currency, Validated List

Value Required: ☐ Yes ☒ No

Generate Customer Request? ☐ Yes ☒ No

Remedial Action: ☐ Item Description

1 CLEAN AND ORGANIZE BENCH TOPS [U] HTTPS://MYUSF.USFCA.EDU/ARTS-SCIENCES/LAB SAFETY ☐ Yes ☒ No

2 DO THE THING TO FIX THE THING [LAB INSPECTION] ☐ Yes ☒ No

Record 49 of 56 Go First Previous Next Last

Lab Safety Inspections

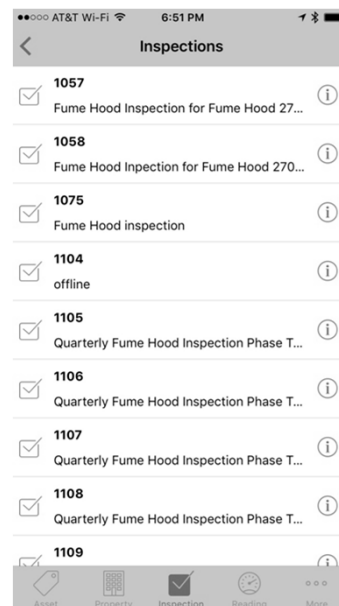
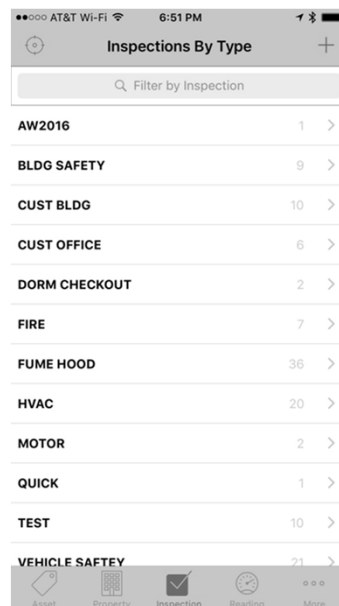
Asset Barcode Scanner Screen

- Device Camera Integration
- Technology
 - 2D Barcodes
 - QR codes



Lab Safety Inspections

Inspection Dash Board / Inspection List



Lab Safety Inspections

Inspection Screen / Inspection Line Items

Done

11:14 PM

67%

1098

TEST NEW

Filter

ALL

1 GENERAL LAB SAFETY

1. AISLES CLEARLY ESTABLISHED WITH NO TRIPPING HAZARDS PRESENT?

>

2 GENERAL LAB SAFETY

2. FLOORS KEPT DRY AND SLIP RESISTANT?

>

3 GENERAL LAB SAFETY

3. BENCH TOPS CLEAN AND ORGANIZED

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1. EMERGENCY EVACUATION MAP POSTED AND CURRENT WITH EMERGENCY ASSEMBLY POINT INFO?

>

12 EMERGENCY PREPAREDNESS

2. IS EMERGENCY CONTACT INFORMATION POSTED AND CURRENT?

>

13 PERSONAL PROTECTIVE EQUIP

1. ALL PPE REQUIRED (E.G. GLOVES/EYEWEAR) IS AVAILABLE, IN USE, AND IN GOOD CONDITION?

>

Lab Safety Inspections

Inspection Line Screen / Alert of Remedial Action

Cancel

5:03 PM

54%

3

3. BENCH TOPS CLEAN AND ORGANIZED

Line Group

GENERAL LAB SAFETY

GENERAL LAB SAFETY

Result

Fail

>

Value

Demonstration

Remedial Actions

1

>

Photo Gallery

0

>

AT&T Wi-Fi

6:56 PM

Bluetooth

Cellular

<

Inspection

No Result

Pass

Fail

Not Applicable

Alert

Do you wish to add remedial actions?

No

Yes



Institutional Impact



- Prevented the unnecessary acquisition of another point solution
- Leveraged existing technology investments
- Improved inter-departmental relationship and coordination
- Prevented Duplicative Space/Facility Information
- Brought Institution into compliance
- Eliminate paper processes





Mobile Asset Management for Everyone

End of Presentation

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