



You can't know where you are going without knowing where you have been.



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Shelter Human Activity...





Purpose:

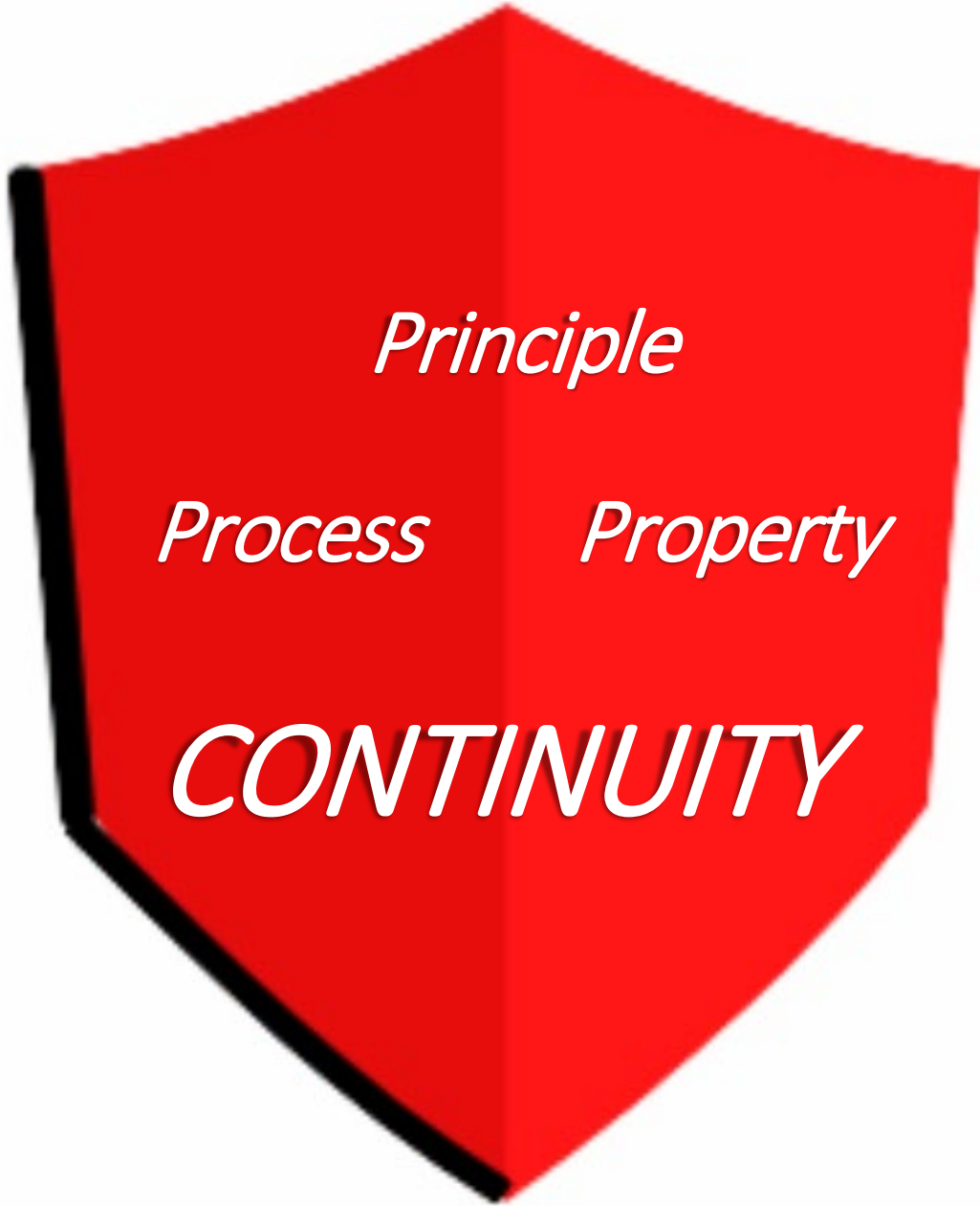
Keeping the Outside Out
and the Inside In.

Reason:

To make a living.



Three Ps of Continuity:



Principle:

The set of truths that apply to the subject being managed.



Terminations



Transitions



Penetrations

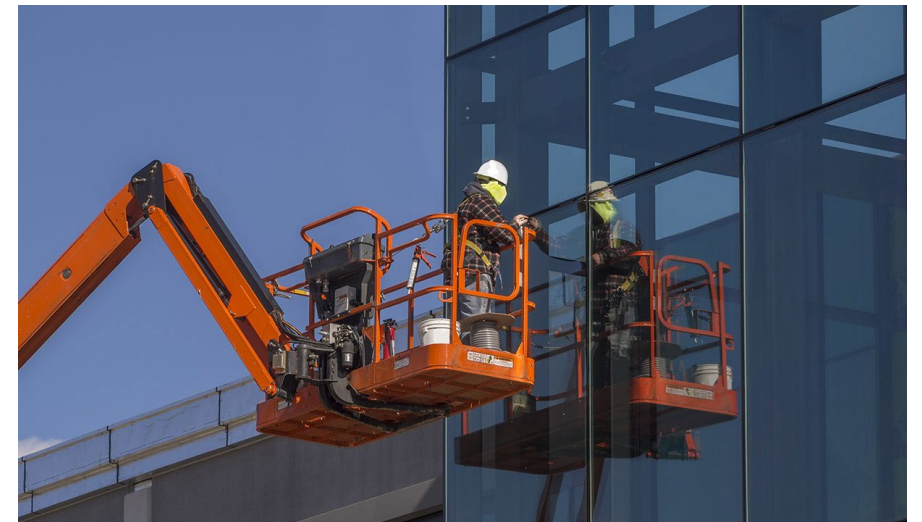
Michael T. Kubal –

Construction Waterproofing Handbook

The 90%/1% principle: 90 percent of all water intrusion problems occur within 1 percent of the total building or structure exterior surface area.

Process:

The set of activities that apply to the subject being managed.



Property:

The set of characteristics that apply to the subject being managed.






Applying The Three Ps of Continuity :

There must be Continuity in the understanding and application of the **Principles**.

There must be Continuity in the communication and coordination of the **Processes**.

There must be Continuity in addressing and maintaining the components of the **Properties**.



You can't know where you are going without knowing where you have been.

Learning Objectives:

- Understanding why history is forgotten.
- Understanding how to capture history in a format that it accessible and useful.
- Understanding how to utilize history not to just avoid repeating it, but to improve the future.



George Santaya said:
"Those who cannot
remember the past are
condemned to repeat it."



Principle, Process, or Property



- 8-Year Period
- Replace 5 Compressors
- 15-Year EUL



Principle, Process, or Property



- 9-Year Period
- Taking Replacement Bids
- Under Warranty





Why?



Lack of Continuity over Time.

Description	Replacement Cost	Frequency (in years)
Brick wall, composite double wythe, standard face...	\$1,709,400.70	75
Replace brick wall - 2nd floor		25
Point brick wall - 2nd floor		10
Waterproof brick wall - 2nd floor		



Grampa Leslie said: "A short pencil is better than a long memory."

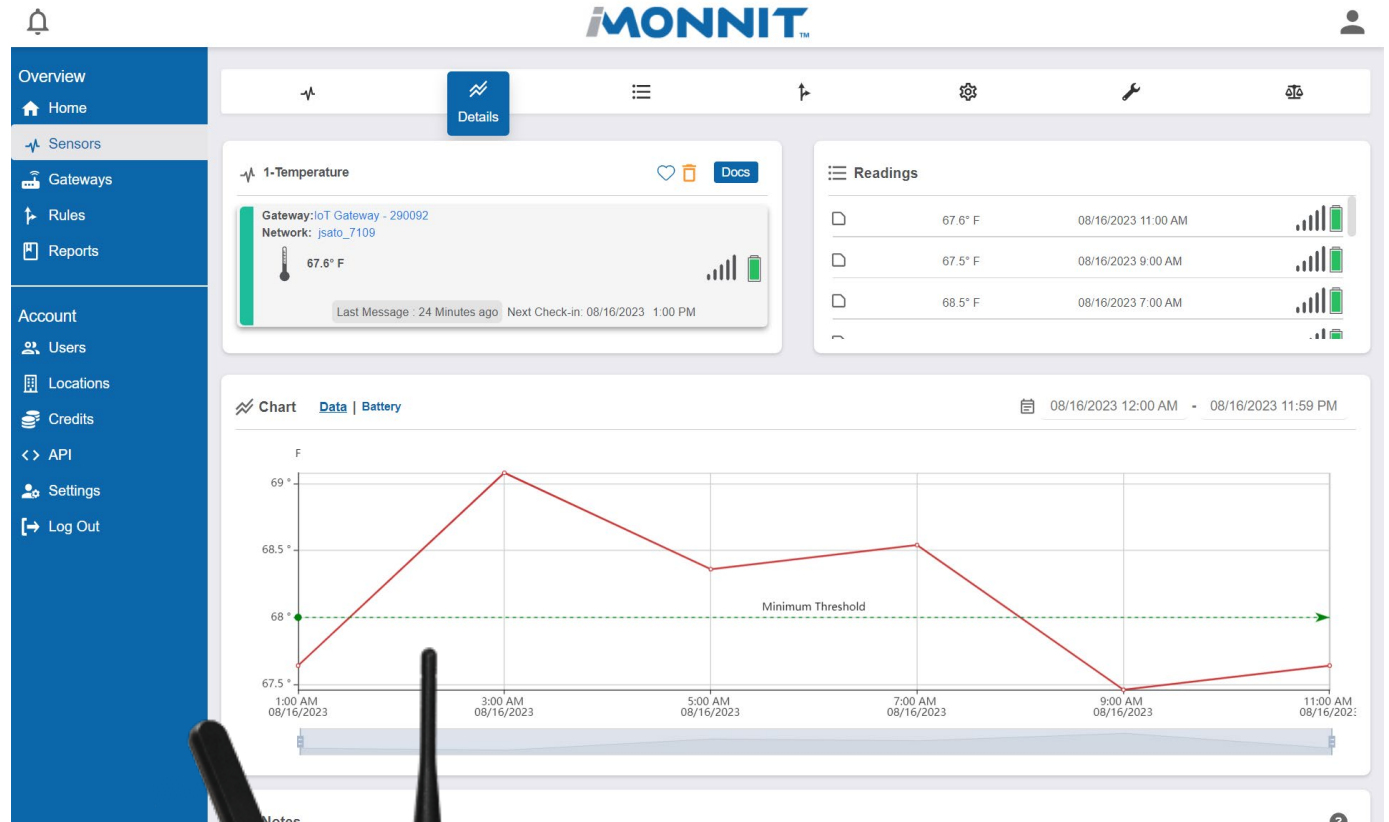
Top Benefits of Using a CMMS

- Improved productivity and organization (average 28% increase)
- Deep insight into all aspects of maintenance work
- Decreased downtime (average 32% reduction)
- Better spare parts forecasting (average 23% drop in spare parts spend)
- Increased asset lifespan (average 16% increase of asset lifespan)

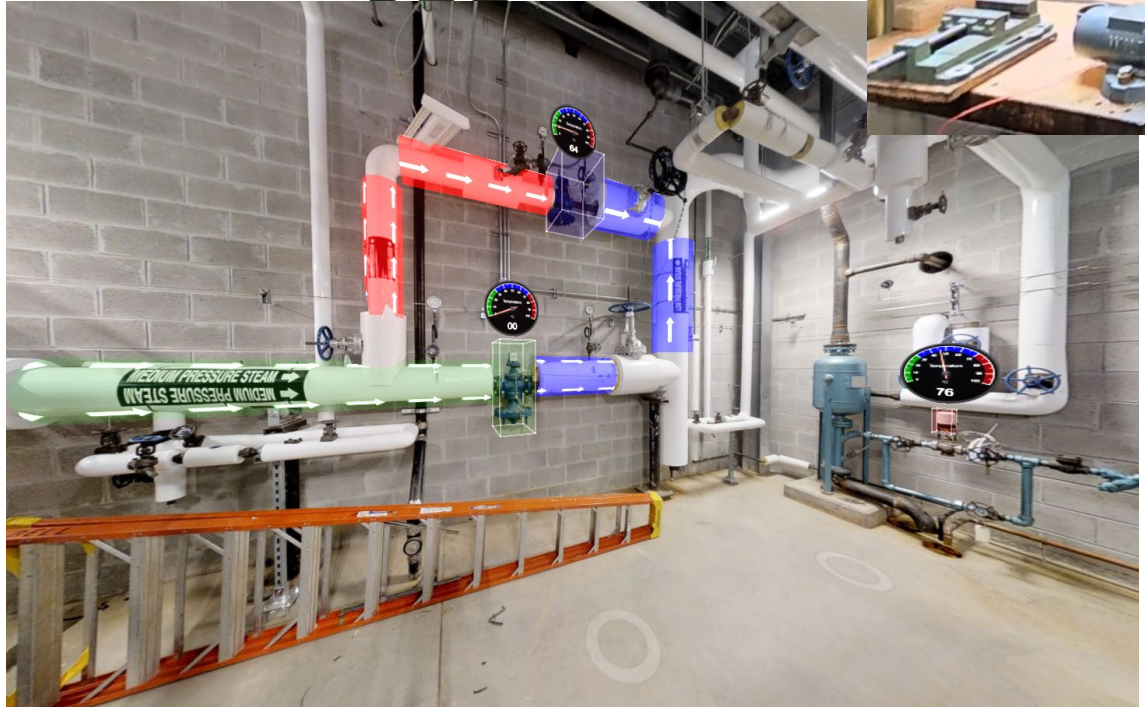
Core CMMS Modules

- Work Order Management
- Asset Management
- Inventory Management
- Vendor Management
- Maintenance Reports



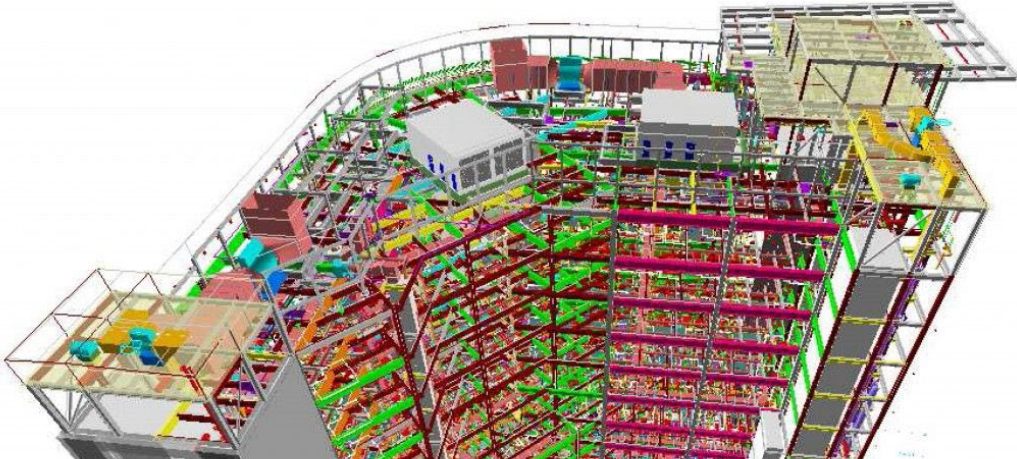


Dashboard and Sensors.



Capture and Communicate

Yeddie said: "Forward Compatible, Scalable, and Readily Duplicate"

A screenshot of a software dashboard. On the left is a vertical navigation menu with items: Dashboard, Cost Analysis, Projects, Warnings, Weather Alerts, Configuration, User Management, and Settings. The main area features a search bar and filters for Client, Country, State, and Status. Below are five project cards. Each card shows a project name and address, a placeholder image, and a list of categories with status indicators (green or red dots).

Project Name	Address	Exterior	Interior	MEP	Amenity
Marriott Hotel	2600 N Pearl St, Dallas, TX 75201	Green	Green	Green	Green
Marriott Tower 1	2555 N Pearl St, Dallas, TX 75201	Green	Green	Green	Green
Marriott Tower 2	2121 McKinney Ave, Dallas, TX 75201	Green	Green	Green	Green
SFU 1 Ritz Dallas	Ritz Dallas	Green	Red	-	-
SFU 2 Ritz Dallas	Ritz Dallas	Green	Green	-	-

- Dashboard
- Cost Analysis
- Projects
- Warnings
- Weather Alerts
- Configuration
- User Management
- Settings

Hotel
Marriott

2600 N Pearl St, Dallas, TX 75201

REVENUE PER YEAR: \$1,728,000
SQUARE FOOTAGE: 100,000
COMMON AREA: 10,000 sq. ft.

BALCONIES: 0
REVENUE PER SQ. FT: \$1.60

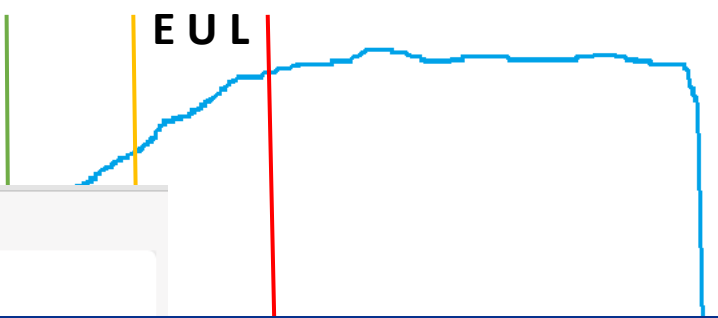
TYPE OF WARNING	DATE
Less than 10% EUL	8/13/2023, 7:00:00 PM
Less than 10% EUL	8/24/2023, 7:00:00 PM
Less than 10% EUL	8/28/2023, 7:00:00 PM
Less than 10% EUL	9/14/2023, 7:00:00 PM

CAPEX / OPEX at a glance

Category: All | Inflation Index: 3.8 | Start Date: 2023

Year	PROJECTED PM EXPENSES	TOTAL EXPECTED EXPENSES	PROJECTED REVENUE PER YEAR
2023	\$180,729.91	\$4,997,045.05	\$1,728,000.00
2024	\$187,597.65	\$21,396.16	\$1,728,000.00

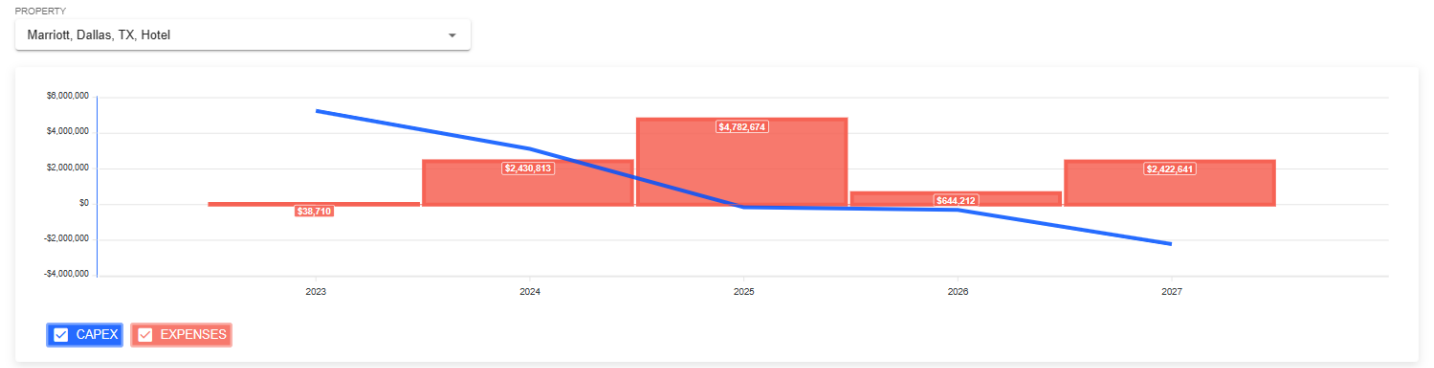
Living and Predictable.



Asset Documents

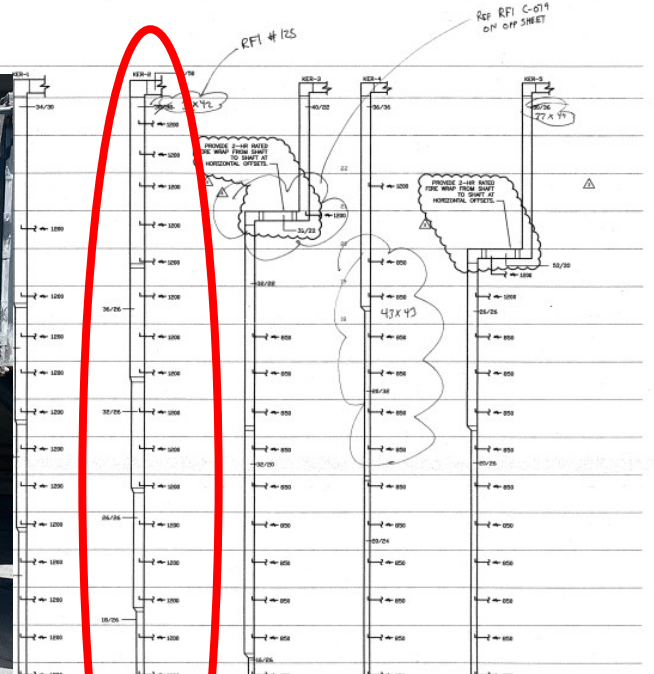
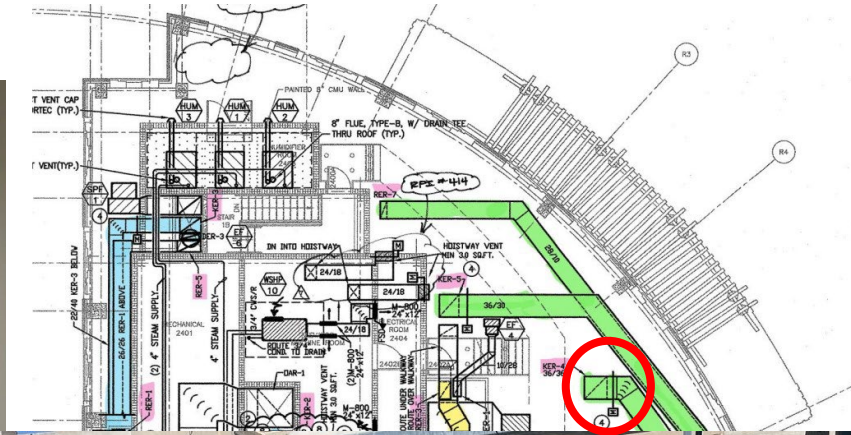
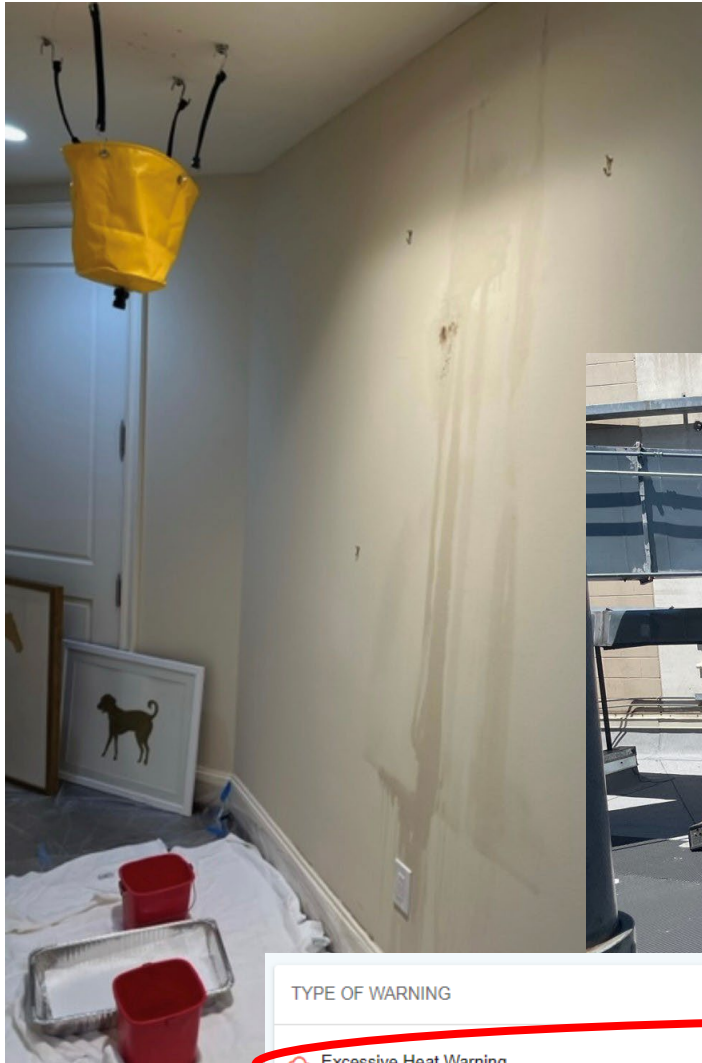
NAME	MODEL NUMBER	LOCATION
Gearless Elevator Traction Machine with Variable Frequency & PWM Variable Voltage Control A	P/N: 06FABA20220AN12	
INFLATION INDEX 3.8%	INSTALLATION DATE 2022	
EST. USEFUL LIFE 14 Years	REVENUE GENERATED PER YEAR \$6,912.00	
END OF LIFE (DATE) 2036	EUL(r) 13 Years	
EQUIPMENT VALUE \$1,024,580.10	EQUIPMENT REPLACEMENT MATERIAL COST \$1,024,580.10	
EQUIPMENT REPLACEMENT COST \$2,049,160.20	PREVENTIVE MAINTENANCE COST \$341,526.70	
MEAN AGE OF CATASTROPHIC FAILURE 14 Years	FAILURE RATE	
REVENUE GENERATION SPACE \$14.47	PERFORMANCE RATING -\$1,044,052.89	
DEPRECIATION RATE 7.14%	SALVAGE VALUE \$243,947.64	

CAPEX / Reserve Study



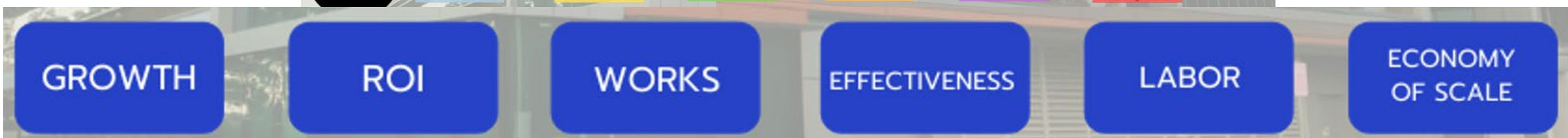
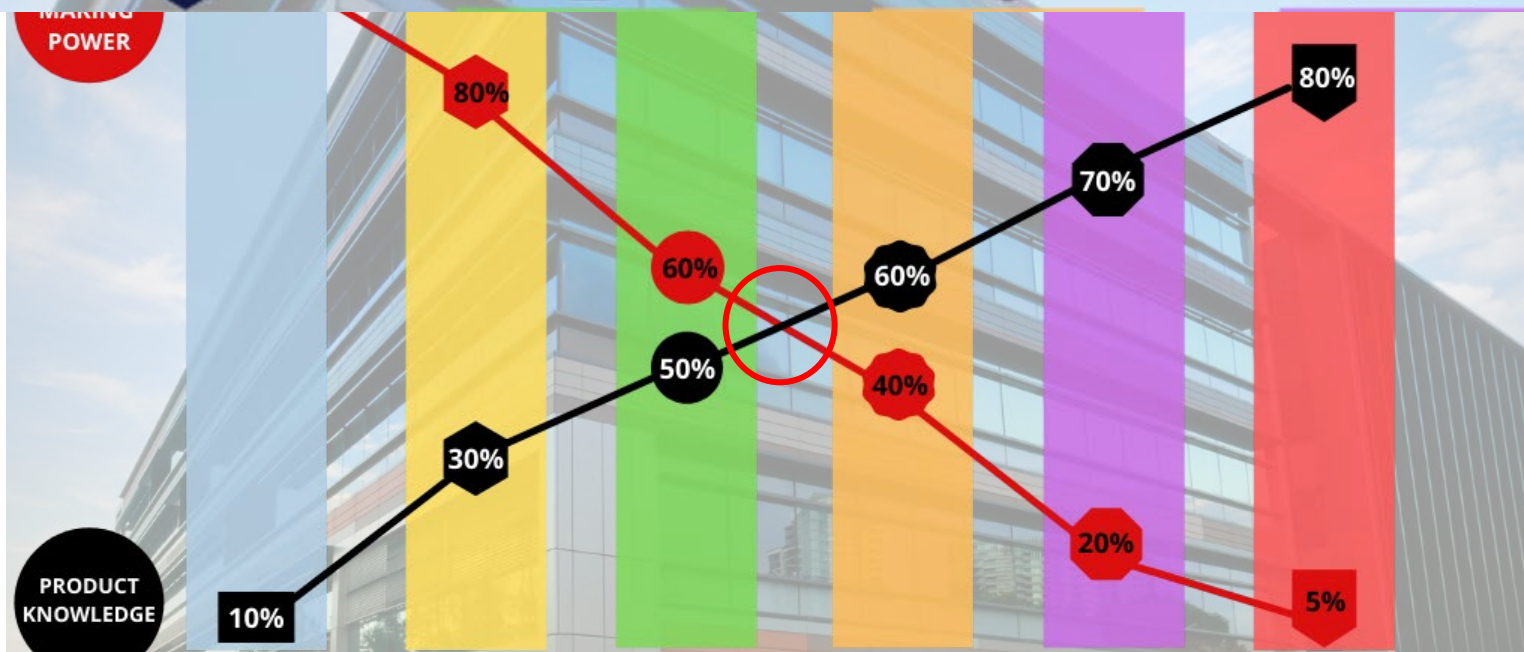
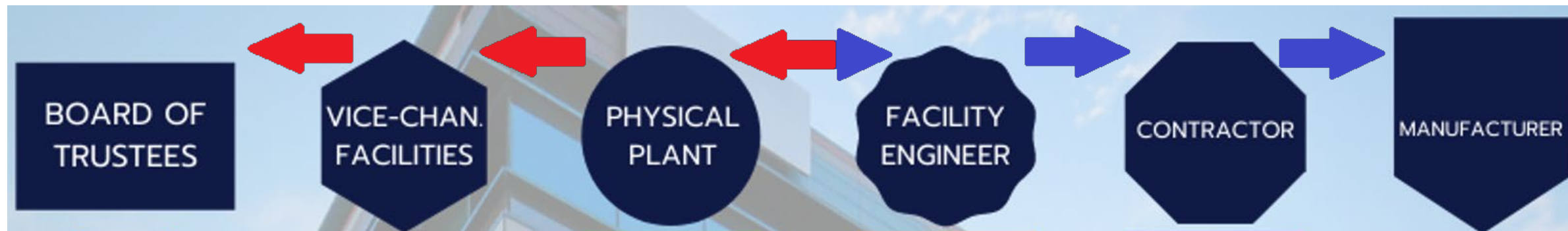
YEAR	BEGINNING BALANCE	CONTRIBUTION	SPECIAL ASSESSMENT	SPECIAL ASSESSMENT	EXPENDITURES	END BALANCE
2023	\$5,000,000	\$300,000	-	-	\$38,710	\$5,261,290
2024	-	\$300,000	-	-	\$2,430,813	\$3,130,478
2025	-	\$500,000	\$1,000,000	-	\$4,782,674	(\$152,196)
2026	-	\$500,000	-	-	\$644,212	(\$296,409)
2027	-	\$500,000	-	-	\$2,422,641	(\$2,219,049)

AI and Diagnostics.



TYPE OF WARNING	DATE	LOCATION
Excessive Heat Warning	8/18/2023, 9:00:00 PM	Dallas, TX 75201
Excessive Heat Warning	8/18/2023, 9:00:00 PM	Dallas, TX 75201
Excessive Heat Warning	8/18/2023, 9:00:00 PM	Dallas, TX 75201

Power vs. Knowledge – Existing Buildings





The Fatal Funnel:

- *Non-revenue generating space*
- *Reduction in Maintenance Funds*
- *Inefficient building and systems*
- *Mold and sick building syndrome*
- *Expensive emergency repairs*
- *Devaluation of the property*

***This is...
preventable.***





Thank You!!

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