



DATA MANAGEMENT SERVICESSM

Total Building Envelope Management SolutionSM

Program Management – Not Crisis Management

DATA MANAGEMENT SERVICESSM (DMS) is a division of StructureTec that provides a customized engineered management system designed for managing building envelopes. This custom software provides our clients with data and procedures for practical decision-making in regard to cost-effective maintenance, repair, and replacement. DMS provides a precise, long-range budgeting program for maintenance and capital projects based on an accurate condition analysis.

The Process

StructureTec begins this process with an in-depth evaluation of the facility. This includes roofs, walls, or both—depending on which asset management program is desired.

For the roof asset management program, the evaluation includes surface, membrane, bitumen, insulation, flashing, and basic structural analysis. Condition of roof-



Precise, long-range **budgeting program** for maintenance and capital **projects** based on accurate condition analysis

top equipment, perimeter edges, and the building envelope at the roof line are also noted. A *StructureScan*TM thermal imagery survey is an optional evaluation method which can be employed at this time. Manufacturer and contractor information and warranties are also recorded.

The building envelope asset management program analyzes wall material, masonry, concrete, glass, atriums, cladding, windows, lintels and sills, soffits and eaves, equipment and projections, and, if necessary, below-grade construction. Manufacturer and contractor information and warranties are collected.

Once the evaluation is completed on the roofs and/or walls, a Roof Condition Index or Weatherproofing Condition Index rating is established for each area. This index explains how much distress is occurring in the system. This information, along with pictures and detailed schematics, is then written into a customized program for the client. This program is installed on the client's system and on-site training is provided. A hard copy of all the information is also included.

The Program

The program incorporates all of the information gathered and stores it under different headings. Basic infor-

Reports Included in the Program

- ◆ Executive (All Buildings) & Standard (Individual Building)
 - Building Profile
 - RC/WCI (Roof/Weatherproofing Condition Index)
 - Recommendations
 - Overview (Timeline) & Estimated Budgets
 - Condition Report
 - Age Analysis
 - Asset Value
 - Warranty Management
 - Life Cycle Cost Analysis
 - Area Summary (Long & Short)
 - Building Condition Photographs
 - Work Order Summary

■ **The deliverables produced from this process are the customized program with detailed information on construction conditions, recommendations, budgets, schematics, etc., as well as a hard copy printout of the program.** ■

Program Features

- ◆ Clients
- ◆ Buildings
 - Building Data
 - Roof Areas
 - Wall Elevations
 - Documents & Pictures
- ◆ Reports
 - Standard Reports
 - Executive Reports
 - Solutions
 - Glossary RIEI
 - Glossary of Envelope Terms
- ◆ Work Orders
- ◆ Lab Testing
- ◆ Field Forms
- ◆ Tasks
 - Contractor Rating
 - Contractor Bids
 - Estimates
 - Data Entry
 - Life-Cycle Cost Analysis
- ◆ Support Databases
- ◆ Utilities

System Requirements

- ◆ Microsoft Windows 95 or later
- ◆ Microsoft Access 2000 or later
- ◆ 166 MHz Pentium Processor
- ◆ 32MB RAM (64MB recommended)
- ◆ 200MB Hard Disk Space
- ◆ CD ROM
- ◆ Super VGA or Higher Resolution Monitor
- ◆ Microsoft Mouse
- ◆ AutoCAD Program or Viewer

Microsoft®

AutoCAD

mation about facility contacts and buildings is included. Detailed information on conditions and components as well as drawings and pictures are broken down by building and then by area.

All the reports, solutions, and glossaries are located under another heading. Recommendations, budgets, and time lines are included in these reports. This process is done with client input in order to assure that the company objectives are met and that a realistic program is developed. Work orders, lab tests, and field forms are also provided.

Tools to perform contractor rating, calculate bids, provide estimates, and perform life cycle cost analysis are easy to access and use. Support databases and utilities are also provided with the program.

The program has many features which can be customized. It can interface with an existing maintenance or budgeting system, or it can network multiple uses at multiple locations. Further needed customizations are also possible in order to fully serve the client's needs.

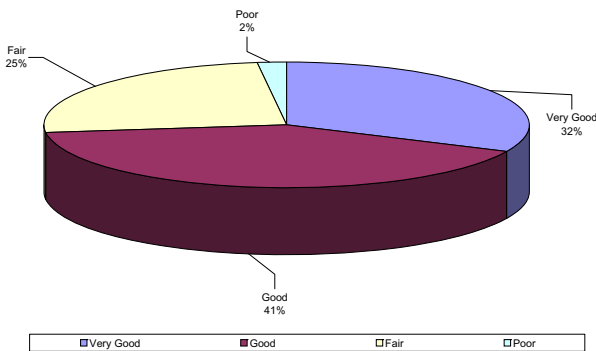
BENEFITS

- Identifies and prioritizes cost-effective replacement, restoration, and repair
- Accesses all buildings at various sites from one location
- Implemented to fit the individual client's needs
- Always at owner's fingertips
- Reduces overall cost of remediation
- Develops a permanent record of data that can be easily updated
- Records contractor performance ratings and meets quality standards
- Forecasts long-range budgets through life-cycle cost analysis
- Provides budget and time line for maintenance and capital projects
- Locate problems in early stages and solve before major capital is required

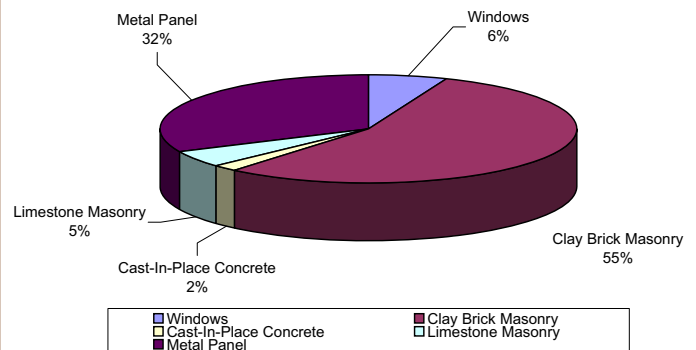
The Outcome

DMS provides facility managers with a permanent record of facility data with cost-effective provisions and prioritization for maintenance, repairs, restoration, and replacement. Ultimately, this program enables our clients to become more efficient with their time, provide accurate yearly budgets for their projects, and significantly lower their remediation costs. ■

Weatherproofing Condition Index



Composite of Wall Types



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