



# ASSET ASSESSMENT

## The Asset Tool to Better Plan Capital Projects

The Archidata Solution Asset Assessment Tool helps building owners to better plan capital projects and collect data in order to successfully manage the maintenance, renewal, replacement and compliance of their facilities.

### Smart Property Management

Since 1995, Archidata offers a web solution for real estate managers. The plans archived on the Archidata platform are leveraged by extracting the information needed for space management and making it accessible rapidly and securely.

### Reliable information when you need it

The Archidata Solution integrates with existing management systems. It is a global solution that follows the life cycle of a building. Our platform offers a set of tools for three sectors of activities: assets, operations and projects. Many tools are offered to provide reliable information for all real estate activities.

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Using an online survey to assess the condition of facilities and assets, the Asset Assessment Tool includes a diligent review of assets and a mosaic of photos to produce detailed reports. Equipment and assets are classified according to the Uniformat II standard.

From the data entered, the Asset Assessment Tool automatically generates a summary report of projects and budgets for top management and a detailed report for managers.

These reports include priorities and corrective actions to be undertaken, as well as cost estimates and recommendations.

The Asset Assessment Tool stands out particularly to locate the corrective actions to be executed related to the targeted spaces, inside the building. This powerful feature allows to group the jobs to be executed according to spaces or projects.

### BENEFITS

- Corrective actions linked to spaces
- Time and money saving for coordinating work
- Assets expenditure data accessible on a single platform
- Better planning of capital expenditures
- Compliance with security standards and universal access

### List of corrective actions for a building with asset status and priority ratings

Uniformat Lev. I	Uniformat Lev. II	Uniformat Lev. III	Renewal ID	Rating	Constructive	Assessment Date	Category Type	Need Expertise	Renewal Cost	Expenditure Cost	
[S] SUBSTRUCTURE	[A110] Foundation	[A110] Standard Foundations	2019-A-00017	★	Yes	January 2018	[2] Quality of the environment	No	4993.00	0.00	Replace the existing foundation in the basement for protection of the ground floor level.
[S] SUBSTRUCTURE	[A110] Foundation	[A110] Standard Foundations	2019-A-00018	★	Yes	January 2018	[3] Asset Management	No	15540.00	0.00	Complete PM Foundation using heavy water proofing seal.
[S] SHELL	[S30] Exterior Enclosure	[S310] Exterior Walls	2019-A-00012	★	Yes	January 2018	[8] Heritage Protection	Yes	28000.00	2000.00	Repair the existing masonry exterior walls with masonry repair mortar.
[S] SHELL	[S30] Exterior Enclosure	[S310] Exterior Windows	2019-A-00013	★	Yes	January 2018	[8] Heritage Protection	No	4500.00	0.00	Repair the existing exterior windows of the second floor.
[S] SHELL	[S30] Roofing	[S310] Roof Coverings	2019-A-00019	★	Yes	January 2018	[3] Asset Management	No	23045.00	0.00	Replace the existing asphalt roofing with a more durable waterproofing membrane.
[S] INTERIORS	[C10] Interior Construction	[C1010] Partitions	2019-A-00020	★	Yes	January 2018	[2] Quality of the environment	No	580.00	0.00	Remove the existing interior partitions and install new partitions.
[S] INTERIORS	[C10] Interior Construction	[C1010] Interior Doors	2019-A-00021	★	Yes	January 2018	[3] Applicable Regulations	No	8905.84	0.00	Remove the existing interior doors and install new doors.
[S] INTERIORS	[C10] Interior Construction	[C1010] Floor Finishes	2019-A-00022	★	Yes	January 2018	[3] Universal Accessibility	No	17016.00	0.00	Remove the existing floor finishes and install new floor finishes.
[S] SERVICES	[C20] Plumbing	[C2010] Domestic Water Distribution	2019-A-00014	★	Yes	January 2018	[3] Applicable Regulations	No	1885.00	0.00	Make a full audit of the water supply system of the building.

### Executive Summary - Cost of Renewal Investments by Category and/or Compliance

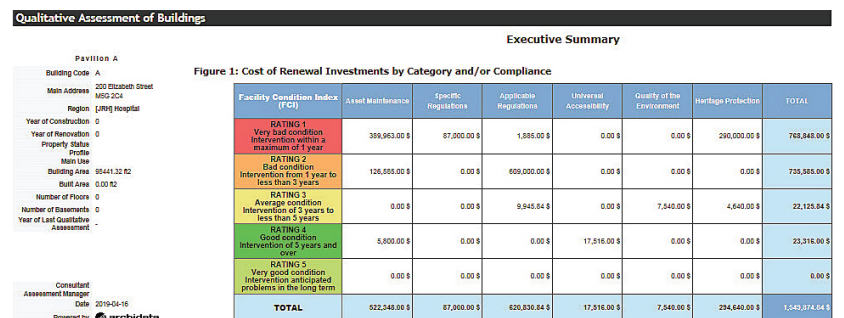
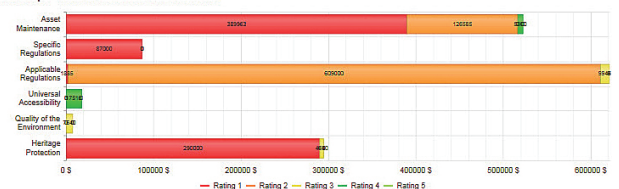


Figure 2: Graph - Cost of Renewals and Priorities



### Priority Filters

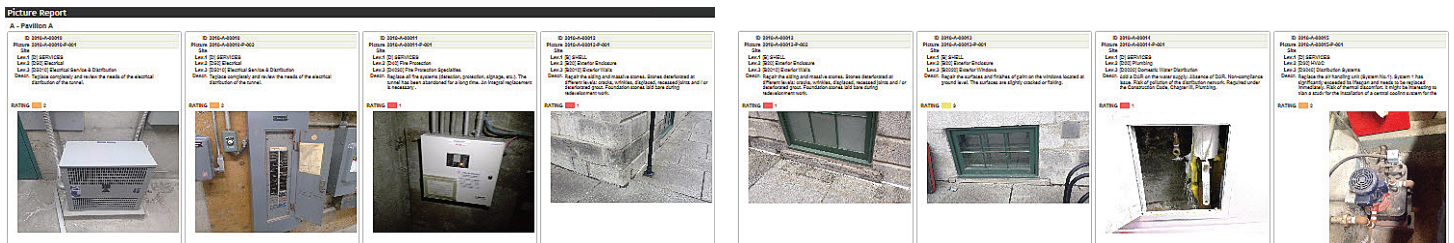
- All Renewals
- Not Evaluated
- Rating 1 (Very Bad)
- Rating 2 (Bad)
- Rating 3 (Correct)
- Rating 4 (Good)
- Rating 5 (Very good)

### Asset status

# Detailed reports of corrective actions and recommendations ▼

Summary descriptive inventory			Qualitative Assessment (Facility Condition Index)					Qualitative Assessment (recommended renewal and cost)														
UNIFORMITY Code (SMT) Rating			RAI IING 1	RAI IING 2	RAI IING 3	RAI IING 4	RAI IING 5	Renewal						Actions		Experts						
Level I	Level II	Level III (Component)	Transition within a maximum of 1 year	Transition from 1 year to less than 2 years	Transition of 2 years to less than 3 years	Transition of 3 years and over	Very good condition	ID Transition	Location	Asset Maintenance 3	Specific Regulations 4	Applicable Regulations 5	Universal Accessibility 6	Endurance Quality 7	Damage Protection	Description and recommendations of renewals		Type of action	Cost of recommended work	Experts recommended	Description of the expertise	Cost of the expertise
<b>A - SUBSTRUCTURE</b>																						
<b>A10 - Foundations</b>																						
		A1010 Sarsens Foundation						2018-0-00117								Replace the existing oil pump in the basement. The pump is not functional but has already exceeded the end of its lifespan for the next part. Replacement to be executed in the next 12 months.	Replacement	6 000,00	N/A			0,00
		A1010 Sarsens Foundation						2018-0-00118								Complete the foundation works. Many water infiltrations were spotted in the basement walls. Finishing works in the basement are essential as soon as possible. They should be replaced as required. Risk of infiltration of water into the building and damage the structure in the long term. The impermeability of the basement is at stake.	Restoration	120 410,00	N/A			0,00
<b>A20 - Basement Construction</b>																						
<b>D - SKILL</b>																						
<b>D10 - Superstructures</b>																						
<b>D30 - Exterior Claddings</b>																						
		D310 Sarsens Façade						2018-0-00119								Repair the existing facade elements. Damage assessment at different levels (inside, outside, structure, material) and an alternative plan. Replacement works to be done during next maintenance cycle.	Restoration	200 000,00	DU	Consult an expert approved to specifically assess the extent of the work and verify the condition of structural structures and thermal structure.		3 000,00
		D310 Sarsens Façade						2018-0-00120								Repair the facade and frames of part of the windows located at ground level. The surfaces are slightly eroded and damaged.	Restoration	4 010,00	N/A			0,00
<b>D30 - Roofing</b>																						
		D310 Roof Coverings						2018-0-00121								Repair the existing drainage system, including drains and gutters. Elements to be replaced as soon as possible. Surfaces are not waterproofed as required. They should be replaced as required. Risk of water infiltration in the structure. The structure is at risk.	Restoration	120 410,00	N/A			0,00
<b>C - INTERIORS</b>																						
<b>C10 - Interior Construction</b>																						
		C110 Partitions						2018-0-00122								Concrete slabs with cracks following electrical work. Removal of slabs in the partition. To be replaced.	Repair	287,00	N/A			0,00
		C110 Floor Slabs						2018-0-00123								Repair the steel reinforcement beams. The slabs are showing signs of aging and need to be replaced again in the medium term in order to ensure the quality of the premises and the safety of occupants.	Restoration	6 042,84	N/A			0,00
<b>C30 - Scaffolding</b>																						
<b>CX - Interior Finishes</b>																						
		CX10 Floor Finishes						2018-0-00124								The floor covering needs to be replaced in glass blocks / partitions and generally replaced.	Restoration	17 218,00	N/A			0,00
<b>D - SERVICES</b>																						
<b>D10 - Conveying</b>																						
<b>D30 - Plumbing</b>																						
		D310 Drainage Water Distribution						2018-0-00125								Carry out a DCR on the entire project. Causes of DCR, non-compliance issue. Risk of pollution of the structure network. Required under the Construction Code, Chapter III, Plumbing.	Restoration	1 833,00	N/A			0,00
		D310 Ventilation Systems						2018-0-00126								Replace the mechanical pump Pump 2 HP valve. Repair 1 electrical heating element in the fan. Replacement to be executed during the replacement of the heating network and the fan.	Replacement	4 500,00	N/A			0,00
		D310 Distribution Systems						2018-0-00127								Replace the air handling unit (System 10). System 10 has not been replaced in 10 years and needs to be replaced immediately. Risk of thermal stress on the system. It is interesting to plan a study for the installation of a central heating system for the building in view of needs.	Replacement	78 260,00	N/A			0,00
<b>D10 - Fire Protection</b>																						
		D110 Fire Alarm Systems						2018-0-00128								Replace the fire alarm system (alarm, storage, etc.). The system has been assessed for a long time. An integral replacement is necessary.	Restoration	87 000,00	DU	To conduct a complete study of the means of fire protection of the building as part of a regular maintenance program.		12 000,00
		D110 Fire Alarm Systems						2018-0-00129								Replace the fire alarm system (alarm, storage, etc.). The system has been assessed for a long time. An integral replacement is necessary.	Restoration	87 000,00	DU	To conduct a complete study of the means of fire protection of the building as part of a regular maintenance program.		12 000,00
<b>D50 - Electrical</b>																						
		D510 Electrical Services Distribution						2018-0-00130								Replace the electrical system and the means of the electrical distribution of the building.	Restoration	600 000,00	DU	Conduct a complete study of the current electrical distribution and means as part of a regular maintenance program.		40 000,00
<b>E - EQUIPMENT &amp; FURNISHINGS</b>																						
<b>E10 - Equipment</b>																						
<b>E30 - Furnishings</b>																						
		E310 Floor Coverings						2018-0-00131								Replace the existing floor covering in the corridors. Concrete panels and walls are damaged and require replacement.	Replacement	20 000,00	N/A			0,00
		E310 Floor Coverings						2018-0-00132								Replace the floor covering in the restrooms. The floors are aging and damaged. Replacement for stone.	Replacement	2 800,00	N/A			0,00

## Asset status photos ▼



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Client : [019] Arr. Ville-Marie  
User :

Home  
Assessment Module  
Floor Plan

**Information**

Region [019] Arr. Ville-Marie  
Complex [00A] E0001 - HÔTEL DE VILLE DE MONTRÉAL  
Building [0001] HÔTEL DE VILLE DE MONTRÉAL  
Floor [0001-E1] 1ER ETAGE  
Renewal ID 2018-0001-01206

**Floor Plan Location**

## Location of corrective actions ▼

