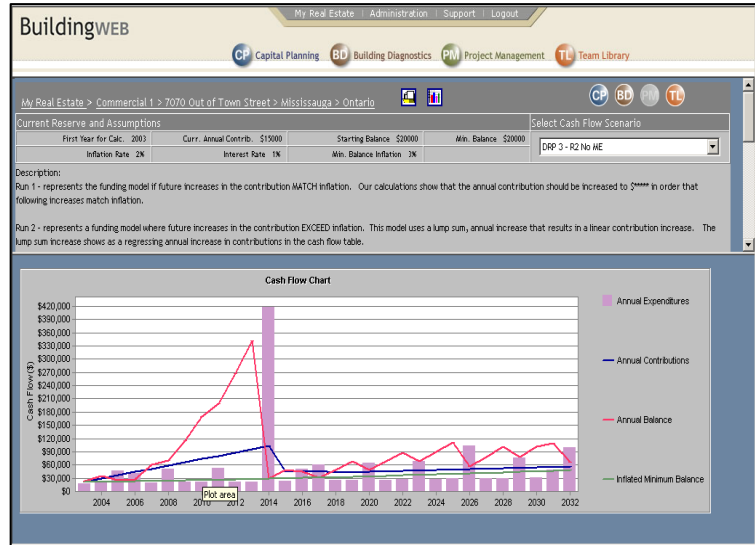


CAPITAL PLANNING

A DECISION MAKING PROCESS FOR MANAGING REAL ESTATE

Purpose

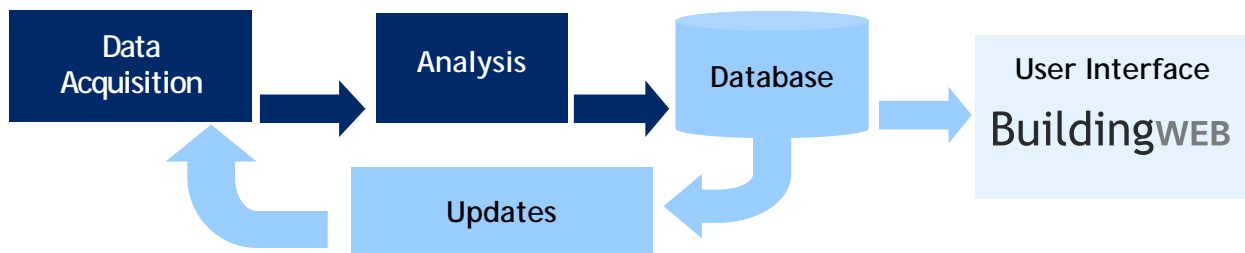
An effective capital plan supports better decisions about when and where to allocate funds. Buildingweb's Capital Planning software simplifies the process. It helps managers build consensus and proactively schedule capital projects. It provides tools to easily present and explain capital needs. History is captured so it is not lost when people move. Reports, processes, and documentation are at the fingertips of the replacement staff. Records such as property reports, photographs and drawings can all be located and accessed in one secure place, specific to each building.



Process

Software alone does not create an optimal capital plan, it works when it motivates people to capture important information over the life of the building and when it allows the information to be presented in clear and meaningful formats. It must fit into the management processes used to run the business and allow interactive evaluation by the team members.

The Buildingweb CP platform has been designed by facility engineers and managers to fit the real world. It is structured to suit the budgeting process, with a user interface that lets you consider options and prepare reports at any point in time. The overall system is shown in the following diagram:

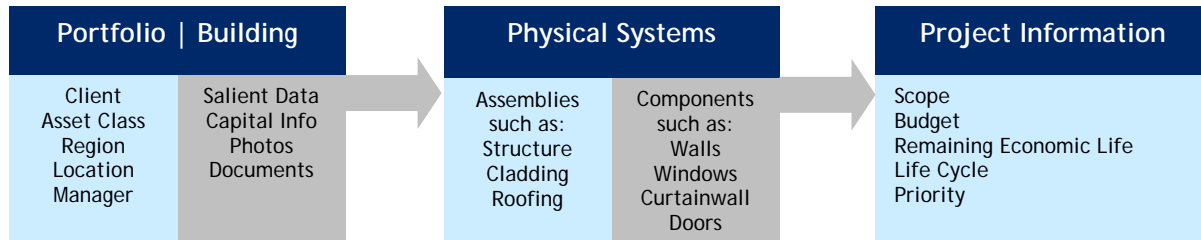


1. Data Acquisition

The relevant information that defines the scope, budget and timing for future capital projects is collected for the property. Buildingweb CP lets the user define the level of detail and financial thresholds during data acquisition, so decision-makers can control the system to suit their financial and business goals. Service contractors, consultants and other team members can be provided limited access to post electronic reports or greater access to input directly into the database.

2. Database

Portfolio, building and system information is stored in a database that makes it accessible, transferable and stable. The database is protected through redundant network servers and firewalls, while interacting with encrypted data transfer. System backup occurs throughout the day with offsite backups performed daily.



3. Analysis

Building efficiency, comfort, safety, and capacity are all affected by the capital plan. Buildingweb is designed to allow expenditures to be matched with priorities. By letting the various team members do “what if” scenarios with the building information, the capital projects and schedules can be optimized for each building or portfolio.

4. Updates

A capital plan needs regular updating to sustain long-term reliability and accurately manage the building over its service life. The Buildingweb system is designed to encourage regular simple updates. Projects are organized using a highly practical hierarchy, reflecting actual building restoration processes.

5. User Interface

Finally, the user interface lets the managers communicate their needs and plans to support optimal funding decisions. The system generates detailed reports, charts and graphs for facility tracking. The output is easily copied into reports for hard copy presentation. Buildingweb CP is accessible to people in any location, can be updated with new scenarios immediately, and lets people see the appropriate photographs, documents and graphs wherever they are. Prospective buyers can view buildings, contractors can view drawings, and consultants can update the database.

