

## Facilities Capital Planning & Asset Lifecycle Management Solutions

### Why AxisFM?

AxisFM provides clients with a comprehensive view of their capital needs. Accurate capital planning eliminates waste, optimizes capital, reduces operating expenses, and establishes an ongoing process for asset lifecycle management.

The backbone of any effective capital plan is “bulletproof” data—data strong enough to fuel strategic decision making and aid in sustainability initiatives. Every facility has the potential to provide this type of indisputable data, but it requires the **right** process and the **right** system.

### The Right Process

The AxisFM process in its simplest form has the following key elements:



#### 1. The Facilities Condition Lifecycle Assessment

The primary goal of an assessment is to physically observe facility systems, document conditions, and estimate the remaining useful life and current replacement value of each asset. The assessments can be performed by your internal staff or by our highly trained specialists. Data collection is standardized through automated checklists

and written guidelines that ensure data consistency from one facility to another. This critical data is then put to use via AxisFM analytics.

#### 2. Lifecycle Management and Analytics

Assessment information will be of no value if it is not kept current. The AxisFM system establishes an automated re-inspection process based on the remaining useful life and operational criticality of each asset. Preventive maintenance can also be tracked and managed within the system.

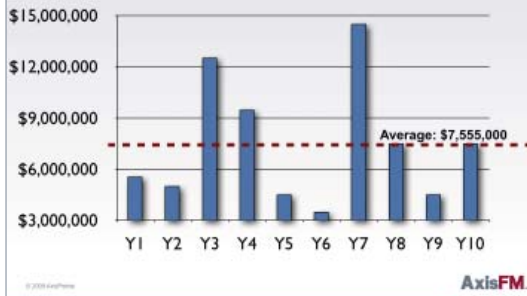
With a process to keep data accurate and a system that manages the lifecycle of each asset, it becomes simple and intuitive to generate reports that show deferred maintenance and future capital needs.

#### 3. Strategic Capital Planning

With a clear view of existing and future capital needs, you can begin prioritizing and budgeting capital projects.

This process of strategic capital planning ensures that budgets are determined based on real needs instead of a “squeaky wheel” funding process. It also allows organizations to flatten out the capital spending spikes over time by properly managing their deferred maintenance ratio. The flexibility of the AxisFM system allows organizations to create funding scenarios that allow a balanced look at the

## Future Capital Needs - Before AxisFM



The report above shows the capital needs by year based on asset lifecycle data. The peaks and valleys can be evened out through a capital budgeting and prioritization process.

## Strategic Capital Plan with AxisFM



The report above shows a strategic capital plan after prioritization and balancing to flatten out the spikes and create even spending from year-to-year.

impact of appropriate funding vs. under-funding over time. In addition, AxisFM allows organizations to manage to specific key performance indicators (KPI) like the facility condition index (FCI).

### The Right System

The Lifecycle and Capital Planning system by AxisFM was designed from the ground up with an "asset-centric" philosophy. Why asset-centric? Assets are the source of the real data you need to do your job.

In addition to the right philosophy, AxisFM is built on the right technology. The java-based, enterprise ready architecture is secure, accessible, flexible, and most importantly, interoperable with your other critical facility systems.

### Next Steps

To learn more about AxisFM Lifecycle and Capital Planning software and services, please contact us at:

www.AxisFM.com  
 sales@AxisFM.com  
 866.859.3125

### About AxisFM

AxisFM provides facilities asset management software and services to maximize and prioritize capital dollars and significantly reduce operating expenses. Specializing in capital planning, work management (CMMS), and space management (CAFM), AxisFM has fused and simplified these core FM functions into a single, online, and fully integrated system. As a web-based software system, AxisFM allows for rapid implementation and universal access across your organization. With AxisFM, organizations can manage the lifecycle of facilities and facility assets to cut and control costs, mitigate risk, and eliminate the need for expensive, on-going facility condition assessments.