accruent

VFA.facility®

CAPITAL PLANNING SOFTWARE FOR BETTER FACILITIES MANAGEMENT
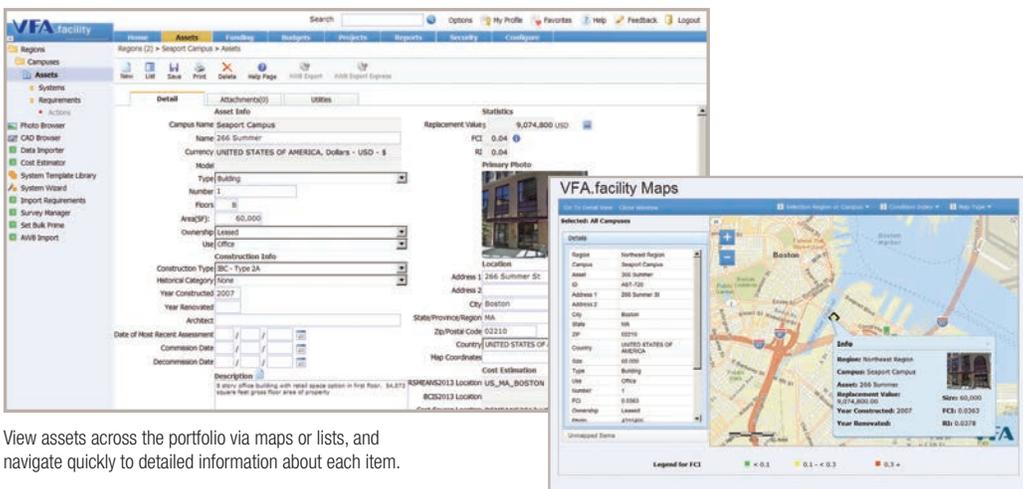
An organization's facilities portfolio is one of its most significant assets. Yet managing all the information related to those facilities and their related systems can be an ongoing challenge. If it's even available, current data about building value, condition, age and function, as well as maintenance and renewal needs, is often scattered across multiple locations and systems, creating isolated islands of information.

Without a consolidated capital planning system, facilities professionals often have only limited insight into operational issues that could significantly impact planning. Facility directors may be uncertain about how recently-completed projects will impact their annual funding requirements. At the same time, executives don't have a clear picture about how spending on facilities could support strategic organizational goals and objectives.

VFA.facility is a unified capital planning software platform that helps facilities professionals objectively model multi-year capital plans that optimize real estate portfolio investments and align with their mission. It centralizes asset and facility information and provides facility managers, capital planners, financial directors and executives with the forecasting tools they need to more effectively manage and maintain facility condition data and then leverage it to optimize budget decisions about maintenance and capital planning.

View assets across the portfolio via maps or lists, and navigate quickly to detailed information about each item.

LEVERAGE VFA.FACILITY FOR BETTER CAPITAL PLANNING ACROSS THE PORTFOLIO

- Understand the condition and value of assets and facilities
- Collect objective and defensible facility condition data to justify budget requests
- Centralize information to make better overall decisions about the entire portfolio
- Accurately forecast long-term capital costs
- Evaluate asset performance against targets
- Rapidly model portfolio scenarios and evaluate trade-offs
- Allocate resources based on objective data and clearly identified priorities
- Integrate sustainability initiatives into capital plans and budgets

VFA.facility

CENTRALIZE INFORMATION ABOUT FACILITY ASSETS

VFA.facility features a comprehensive knowledge base that supports the collection and management of a wide range of asset information, including location, structure, type, uses, conditions, requirements and their associated costs, and related projects and plans.

- **Customize data and views.** Organize asset data into numerous levels and create customized fields and drop-down lists on the fly. Sort, group and filter asset information based on specific criteria, and view the portfolio by site, building type, size, ownership and more.

- **Dashboards and reports provide easy access to key indicators.** Dashboards provide a graphical overview of the entire asset and facility portfolio. With optional services, dashboards can even include data from other applications.

The Portfolio Summary Dashboard provides an overview of assets across the entire portfolio, their relative conditions and overall requirements.

- **Enhance understanding of the entire portfolio with linked photographs and CAD drawings.** Associate drawings and photos with specific building records, assets, rooms or requirements.

- **Quickly find relevant documents and links.** Documents and links to other sites and data sources can be associated site-wide, or attached to objects including regions, assets, and requirements. Examples include policy and procedure documents, maintenance schedules, approved budgets and facility-specific reports.

ENSURE ESTIMATE ACCURACY WITH INDUSTRY COST AND BENCHMARKING DATA

VFA.facility includes industry-standard cost data from RSMeans® and can integrate with benchmarking data from the Building Cost Information Service (BCIS) and the Building Owners and Managers Association (BOMA) to ensure reliable cost projections for deferred maintenance and systems renewal.

EMPLOY MULTIPLE COST SOURCES WITHIN THE SOFTWARE

The Cost Estimator in VFA.facility supports multiple cost sources, in addition to RSMeans and BCIS, for enhanced accuracy and relevance. Facilities managers have the flexibility to choose the most appropriate cost estimation sources for their specific project and facility requirements, employing third-party cost sources along with their own proprietary cost estimation data.

STREAMLINE COST ESTIMATION

A library of building and system model templates enables facilities managers to rapidly and accurately estimate the cost of capital asset renewal and replacement. Facilities managers can adjust industry-standard cost and lifecycle data in the models for precise renewal and replacement calculations.

ACCURATELY ESTIMATE RENEWAL NEEDS

Modeling tools in VFA.facility allow facilities managers to estimate system renewal costs and timelines based on the combination of both observed condition and asset age.

DETERMINE THE IMPACT OF DIFFERENT LEVELS OF SPENDING

Scenario analysis tools help managers forecast long-term costs and graphically explore the impact of different funding levels on facility conditions. They can evaluate strategies for maintaining a targeted facility condition level, varying spending, timing and project content to see the effect on facility condition and cost of capital over time.

PRIORITIZE CAPITAL NEEDS

Create multi-year budgets based on organization-wide priorities and strategies. All capital requirements are rank-ordered based on customized strategies, allowing facilities managers to prioritize the most important capital needs.

Develop multiple ranking strategies for different types of assets and compare various budget scenarios to see the impact of different investment levels on facility conditions.
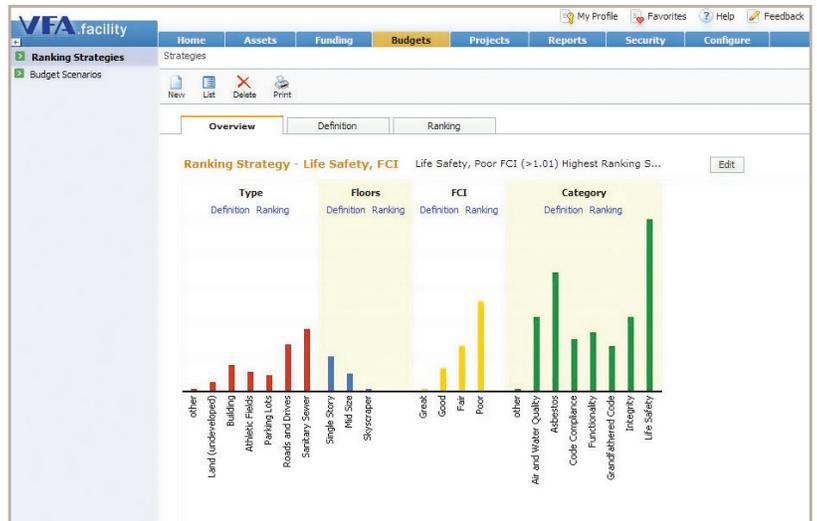
EFFICIENTLY CREATE NEW PROJECTS

Evaluate different project scenarios and rapidly develop cost-effective capital projects from prioritized capital needs. Grouping requirements across buildings and sites allows managers to quickly identify opportunities to cost-effectively bundle projects and determine key dependencies between projects.

BENCHMARK PROGRESS

With optional services, use industry-standard benchmarks, such as the Facility Condition Index (FCI), to quickly compare assets across a portfolio or against industry standards. Configure FCI and define other measures critical to the organization, such as system condition indices and benchmarks for mission adequacy.

Determine the long-term impact of different funding levels on portfolio condition and total cost of capital.

The VFA.facility Capital Budgets Ranking module allows organizations to implement consistent ranking strategies for capital requirements.

EVALUATE GREEN OPTIONS

With VFA.facility, facilities managers can incorporate green requirements into long-term capital planning, evaluate the costs and benefits of sustainability improvements, and prioritize green investments relative to other capital requirements.

CREATE CUSTOMIZED REPORTS

Powerful reporting and query tools provide easy access to the data needed to support capital budgeting decisions. The Report Center provides a variety of standard reports that facilities managers can view and output in a variety of formats, schedule to run at specific times, and automatically distribute to specified recipients. With the optional Report Author tool and associated services, reports can be created on the fly using a simple drag-and-drop interface. Any report can also be used to create a customized dashboard.

SUPPORT USERS IN MULTIPLE LANGUAGES AND CURRENCIES

VFA.facility is localized for US English, UK English, French and German. Language preference is automatically enabled based on the user's web browser and PC location settings. Multiple currencies are also supported. Local currencies may be used for regions, campuses and assets, with a specified global currency used for consolidated reporting.

EASY ACCESS THROUGH A STANDARD WEB BROWSER

VFA is a cloud-based software solution that requires only a browser and internet connection, so facilities managers can get up and running quickly and focus on the business, not the technology. Stakeholders from across the organization and around the world can easily and securely access facility data from any location.

LET US HELP YOU

The VFA Assessment Services team can provide a range of proven and objective services to complement VFA.facility software.

SEE VFA.FACILITY AT WORK

Learn how you can improve capital planning processes across your entire asset and facility portfolio.

Contact Accruent to request a customized demonstration.

RELATED INFORMATION

- VFA.auditor® for self-guided facility assessments
- VFA FacilityView for stakeholder communications

A variety of standard reports are available in lists, matrices and charts. Users can easily filter and summarize data by category values to quickly put the focus where it is needed most.

About Accruent

Accruent helps real estate, facilities and asset leaders deliver long-term, world-class operational and financial performance through industry-specific suites that deliver greater customer value. Founded in 1995, Accruent is headquartered in Austin, Texas, with locations across the U.S. and in Canada, China, India, Germany, and the United Kingdom.