

Next Generation – Asset Centric Project Management Information Systems



**Asset Centric
PMIS Driving
Better Business
Decisions**

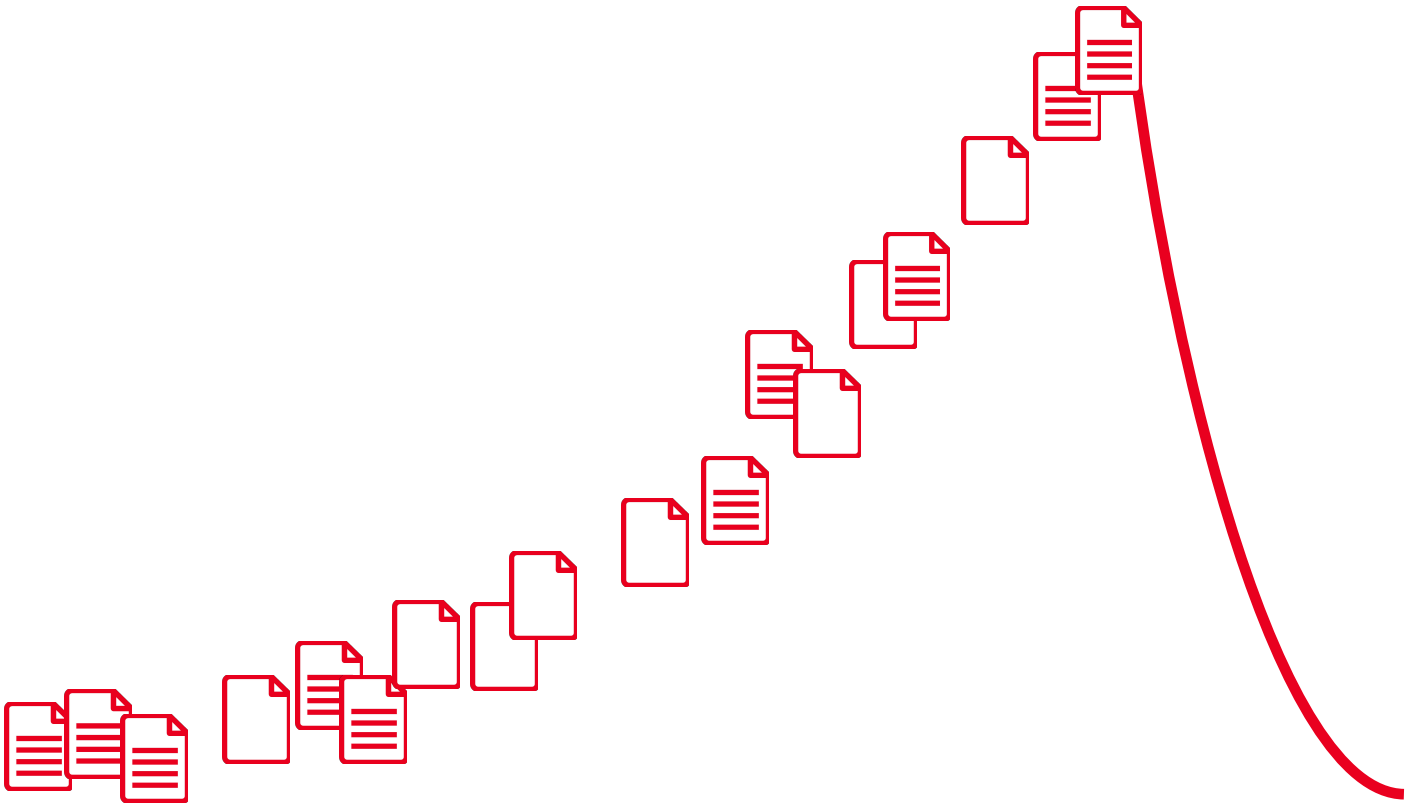
Solving Industry Challenges...

- Project and portfolio asset knowledge
- Continuous feed to digital twin
- Digital asset handover
- Value to all downstream stakeholders

See you there!

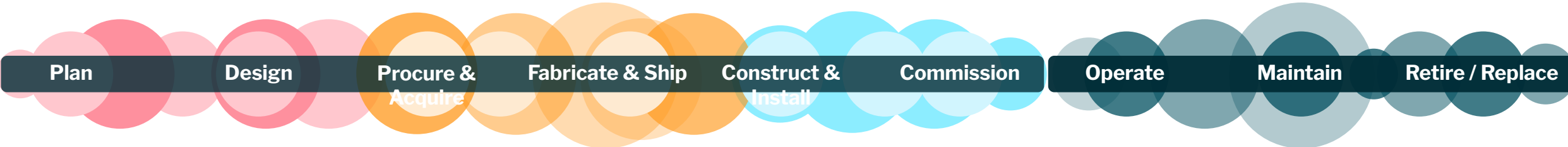
Kahua

Asset Lifecycle Challenge: Data Deficit



BIM Challenge: Data Degradation

-  Capital Projects
-  Renovations
Maintenance
Move/Add/Change

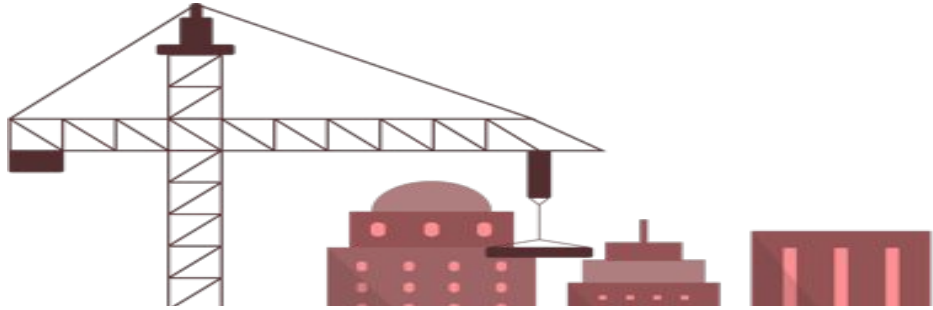


Why Does This Matter?



Still An Underlying Problem No One Has Solved

The Owner's Dilemma



Projects



Facilities - Assets

The Project After The Project

Planning & Design

Acquisition, Installation & Startup

Operation, Maintenance, & Decommission

Software: PMIS, Spreadsheets & Point solutions

Project-Centric

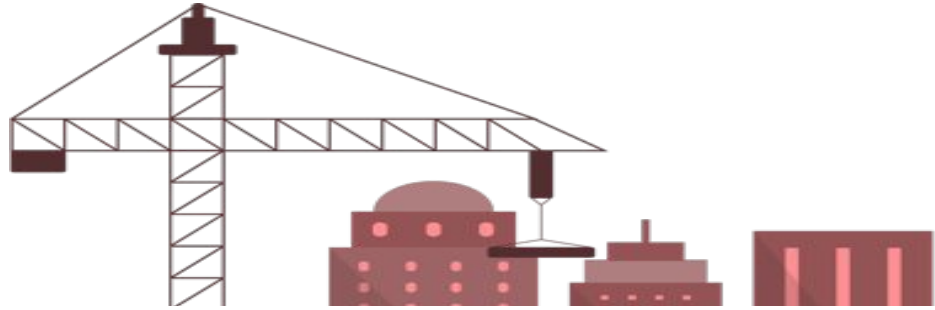
- Drawings
- RFIs
- Submittals
- Daily Reports
- Meetings
- Issues
- Change orders
- Punch lists

Software: CMMS, Digital Twin

Asset-Centric

- Manufacturer, model, serial number, class, type
- Costs & codes
- Location and position
- Performance statistics
- Documentation – manuals, procedures, warranties
- Maintain vs Replace

The Owner's Dilemma



Projects



Facilities - Assets

Planning & Design

Acquisition, Installation & Startup

Operation, Maintenance, & Decommission

The Project
After
The Project

Asset Centric = Golden Thread

Project-Centric

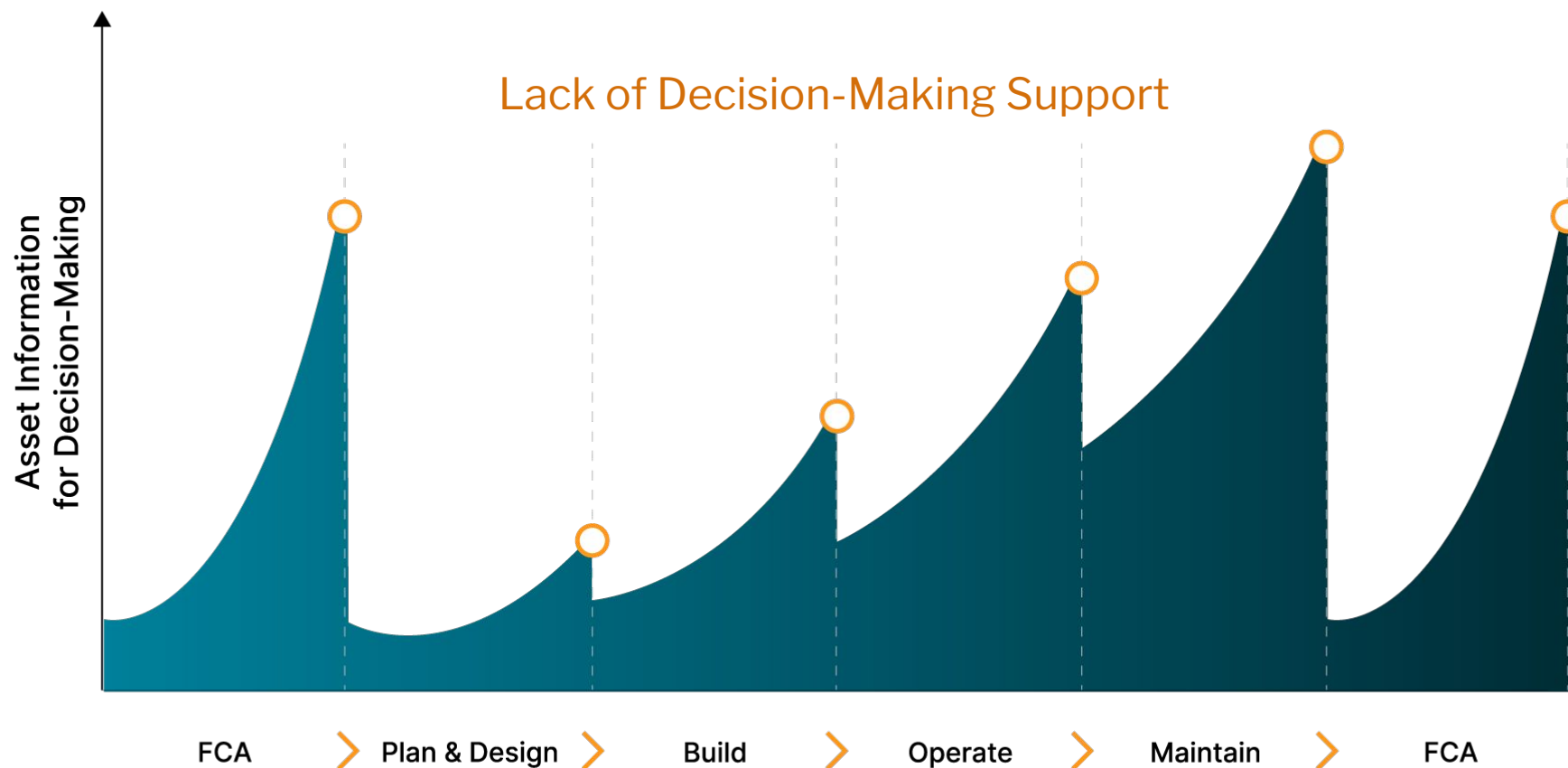
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Asset-Centric

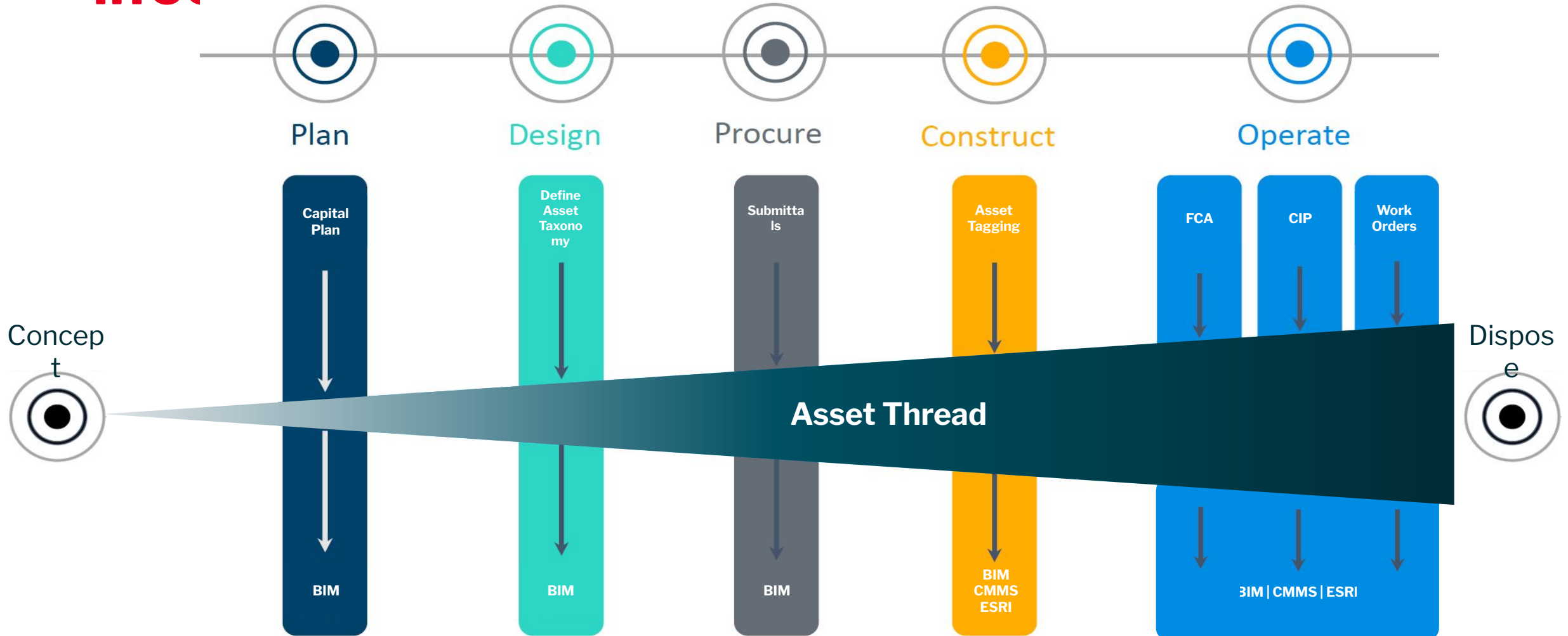
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Why is this important

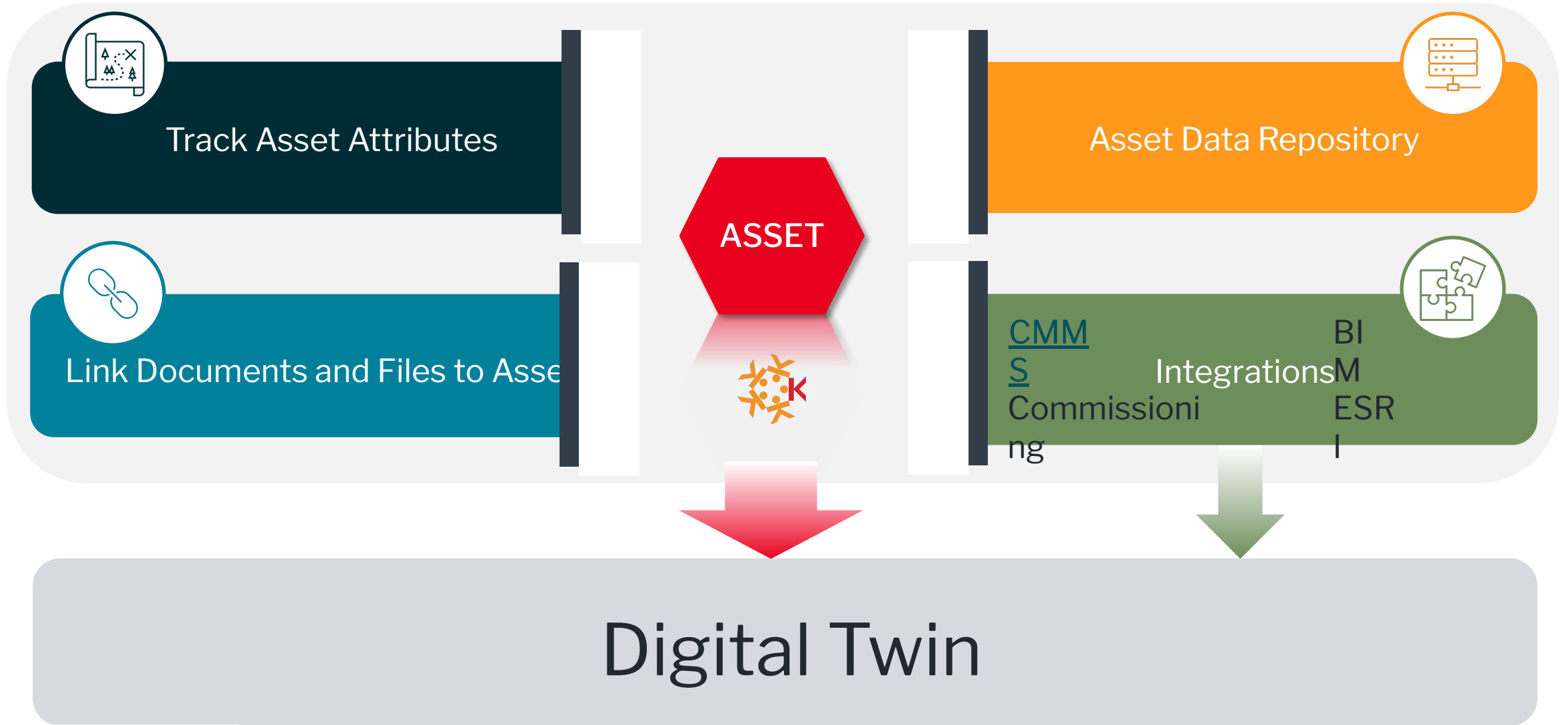
Data Loss Causes Productivity Setbacks



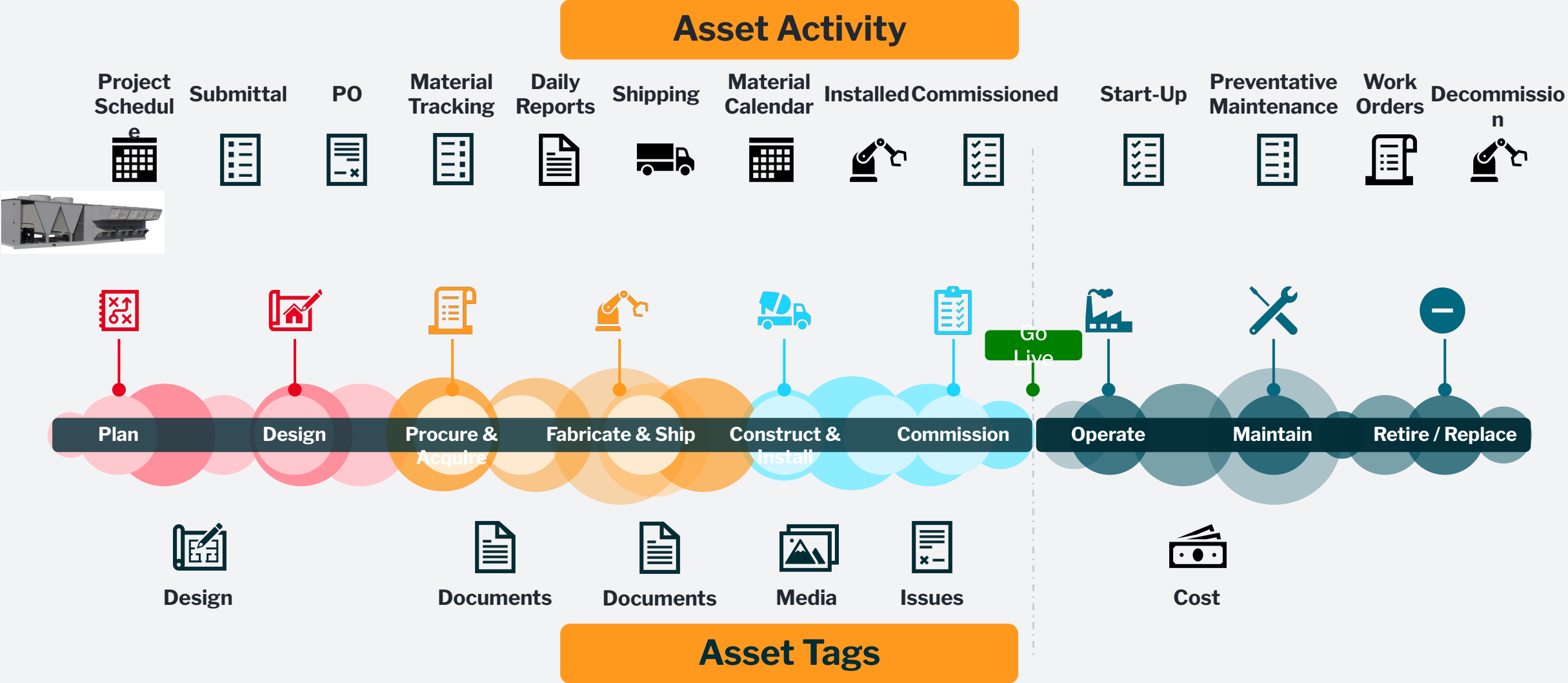
Kahua weaves an asset thread throughout the lifecycle



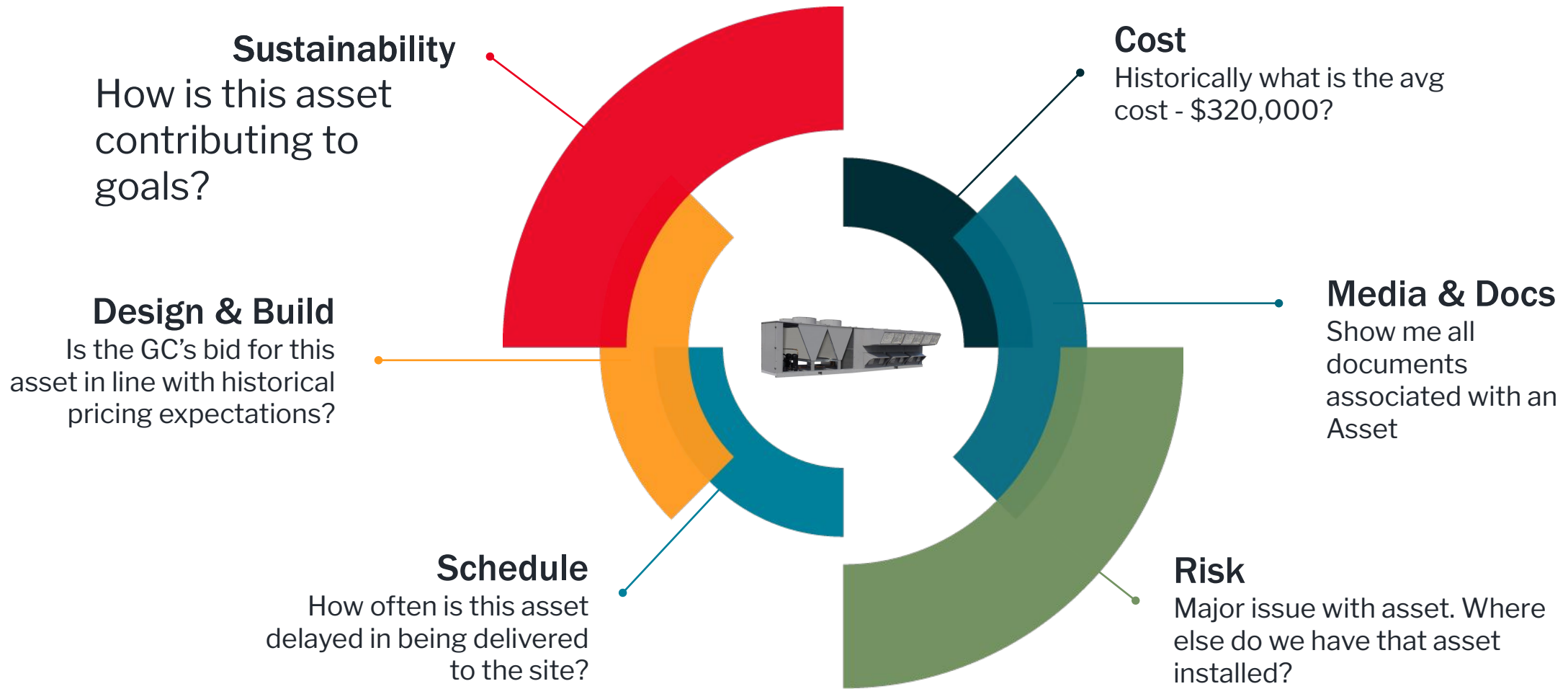
Begin with End in Mind



Operational Readiness



Analyzing Data To Harness Better Decisions



Portfolio: Top 10 Assets Continuous Improvement



Portfolio Asset Summary



Analytics Summit Carbon Solutions

Locations, Assets and Sustainability 8.10
Summit (Owner) Dashboard

Asset Type All	Project Name All
Location All	Location Type All

\$605K
 Total Asset Value

\$258K
 Total Repair Cost

\$523K
 Total Replacement Cost

25
 Current Assets

Warranties Ending by Days

Type	Asset Count	Start Date	60	60-180	180-365	1+ Year	End Date
Concrete	6	6/7/2021	1			5	6/7/2022
Lobby Floor Renovation	1	6/7/2021	1				6/7/2022
Main Campus Base Floor	1	12/5/2022				1	12/5/2024
Building 1 Floor 2	1	7/1/2023				1	7/1/2025
Main Campus Concrete Pillar	1	9/8/2022				1	9/8/2025
Southwest Corner Pillar	1	8/7/2023				1	8/7/2028
Concrete Pole	1	8/1/2023				1	8/1/2033
Asphalt	3	9/20/2021			1	2	5/2/2024
Maintenance Facility Walk...	1	5/2/2023			1		5/2/2024
Parking Garage Floor 1	1	5/1/2023				1	5/1/2025
Total	25	6/7/2021	1		1	23	6/7/2022

Assets by Type

Projected Capital Spend

Asset End of Life Status

Name	Location	Expected Life (Years)	Days Remaining	% Remaining	Installation Date	Expected Life End Date	Replacement Cost
Steel Plate Cover	Main Campus	2	▲ 541	74.11%	2/1/2023	2/1/2025	\$5,000
Office Window Unit	Parking Garage	4	▲ 675	46.23%	6/15/2021	6/15/2025	\$6,800
Support Column Beam	Canada	5	● 1062	58.19%	7/7/2021	7/7/2026	\$1,500
Stained Glass Window	Main Campus	5	● 1397	76.55%	6/7/2022	6/7/2027	\$6,000
HVAC Main Campus	Main Campus	6	● 1793	81.87%	7/7/2022	7/7/2028	\$80,000
Common Area Windows	Maintenance Facility	5	● 1881	103.07%	10/3/2023	10/3/2028	\$11,000
Support Beam	Building 1	10	● 3203	87.75%	5/17/2022	5/17/2032	\$8,000
Corner Office Window	Building 1	10	● 3595	98.49%	6/13/2023	6/13/2033	\$2,000
Steel Pipe Connection	Main Campus	10	● 3644	99.84%	8/1/2023	8/1/2033	\$1,250
Men's Bathroom Toilet	Building 1	10	● 3646	99.89%	8/3/2023	8/3/2033	\$400

Locations
Assets
Sustainability

You last logged in today at 1:40 PM Eastern Time (US & Canada)
kahua

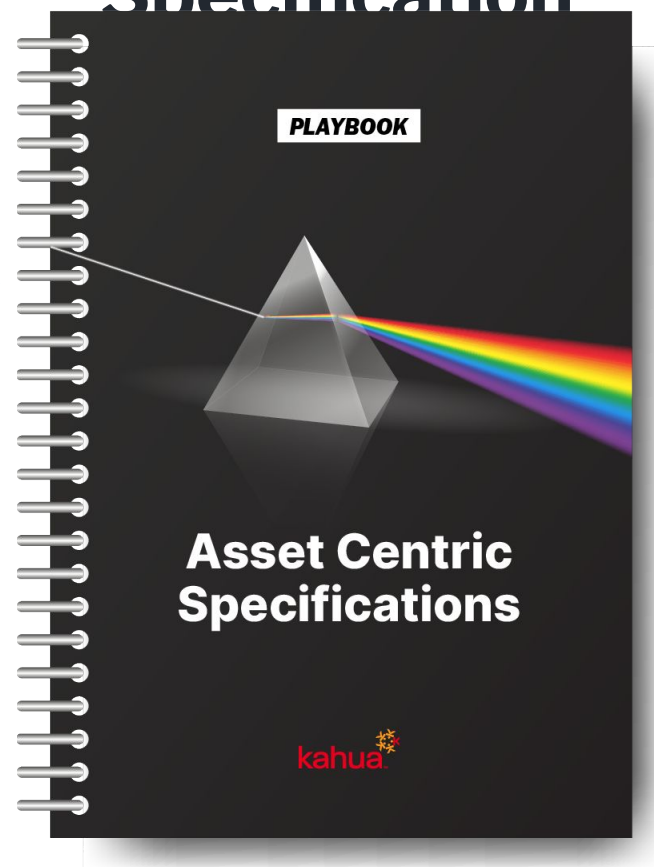
How Do I Get There?

Asset Workshop

- I. Executive Summary
- II. Owner Taxonomy
- III. Mapping Ecosystem
- IV. Overlay of Apps
- V. Content for Bid process
- VI. Contractual obligation
- VII. Define value for all players
- VIII. Owner end-result



Asset Specification



Audit

- I. Measure health of information
- II. Pay based upon data performance
- III. Outcome = highly digital proficient.
Lower risk