Technology in Asset Management Strategy

Presented by: Antonio Serianni
NSW Business Development Manager, Wormald

Introduction

Antonio Serianni

NSW Business Development Manager

8 years in fire

Over 10 in KAM, Contract Mobilisation, Sales & Marketing

National and Global Mobilisation Projects

FPAA TAC/1 Committee Member

FPAA NSW State Committee Member
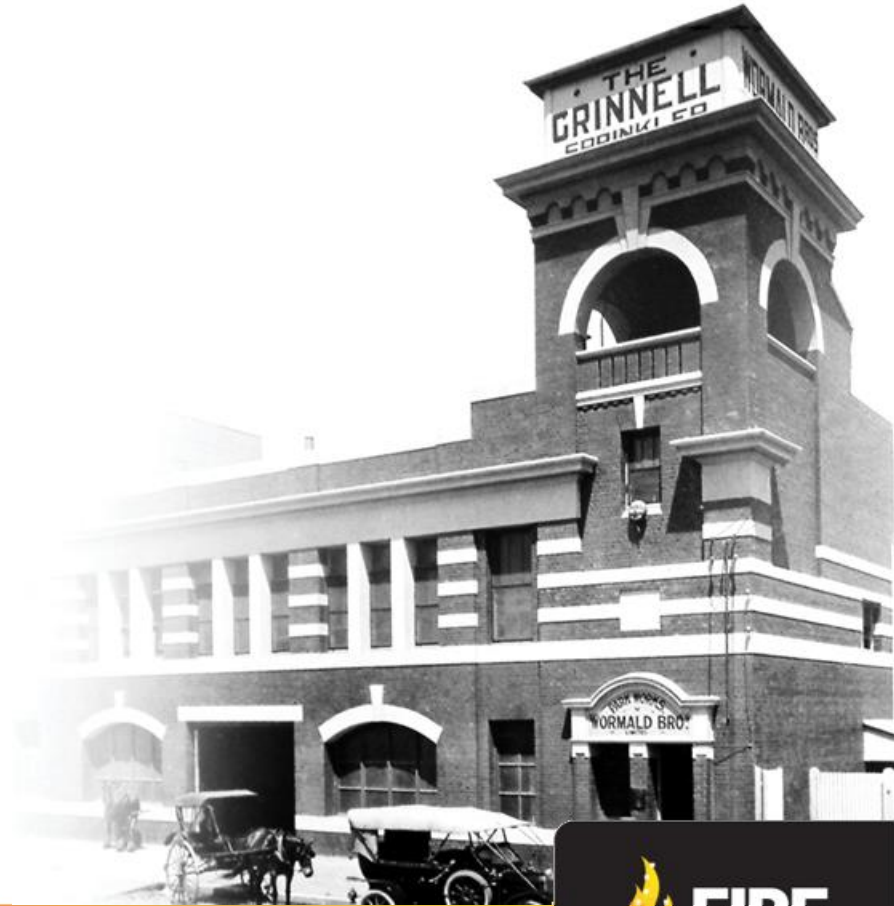
Wormald Australia

135 years in fire

National specialist fire protection provider

Design, Install, Maintenance and Compliance

Over 40 branches nationally

Product development and innovation since 1889

Agenda

- Introduction to the topic

- Challenges faced by building owners

- Building owner expectations

- Role and benefits of technology in asset management strategy

- Technologies and Innovations

- Q&A

Topic Introduction

- Technology is playing an increasing part in an asset management strategy as building owners attempt to gain an **increasing oversight** into their building compliance, **deliver better outcomes** and **lower costs**.

- As clients invest more in the technology space in order to gain efficiency with an ever-decreasing delivery team, They are also expecting the same from their providers to gain efficiencies and reduce cost.

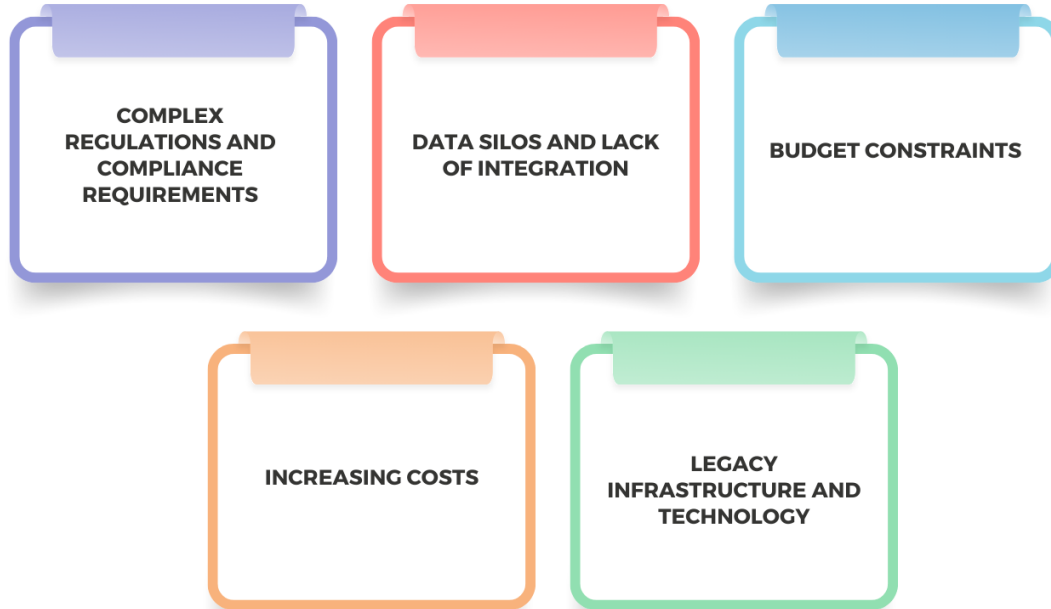# Challenges Faced by Building Owners

COMPLEX REGULATIONS AND COMPLIANCE REQUIREMENTS

DATA SILOS AND LACK OF INTEGRATION

BUDGET CONSTRAINTS

INCREASING COSTS

LEGACY INFRASTRUCTURE AND TECHNOLOGY

FIRE AUSTRALIA 2024

Client Expectations

Lower Cost

- Fix Costs Across contract terms
- Include higher routines
- Set annual increase amounts

Increase Visibility

- Enforce CMMS / Portals
- Report and monitor
- Utilise additional tools to provide more data

Drive Compliance

- Enforce Work order driven delivery
- Set strict KPI's on work completion

Role of Technology in Asset Management

- Data Collection & Monitoring
- Predictive Maintenance
- Asset Tracking and Inventory Management
- Compliance and Risk Management
- Financial Planning and Budgeting
- Remote Monitoring and Maintenance
- Integration with other systems
- Real time view across portfolio
- **Most Important – What is going on is now accessible to anyone!**

Technologies and Innovations

Client Portals
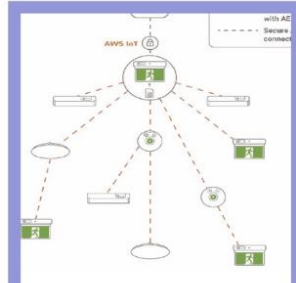
Internet of Things (IoT)
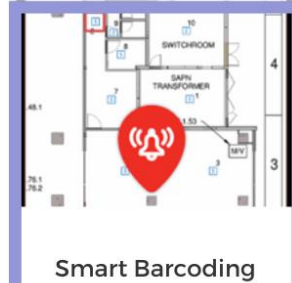
Smart Barcoding or Geotagging of Assets

Virtual Reality

Mobile Applications

Client Portals

- Clients are expecting their providers to utilize their in-house systems

- These systems usually track and monitor contract KPI's so conformance is mandatory

- Explore integration opportunities

Internet of Things

- Several solutions on the market that allow fire systems to connect to a common cloud based database
  - Fire Detection – Alarms, Pre-alarms, longer history, isolations
  - Pumps – Pump operation, water usage, pressure, leak detection
  - Portables – Status of equipment in the correct location
  - Exit & Emergency Lighting – Real time data, remote test
  - Doors – Open / closed
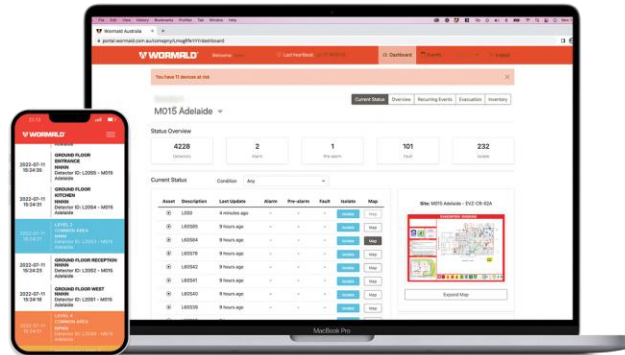
Smart Barcoding or Geotagging Assets

- Live asset register that is mapped to the site

- Addition of 3-D modelling to form part of baseline data

- Clients are adopting their own technologies to centralise data between capital planning and operations

- Ability to transpose live asset data on existing as-builts and cad drawings

QR Codes as part of design and maintenance

Virtual Reality

- Fire Warden Training

- First Attack Fire Fighting Training

- Pump Room Simulations
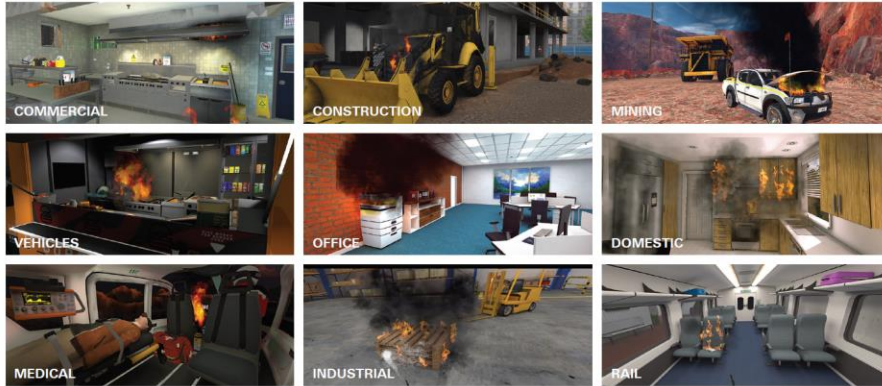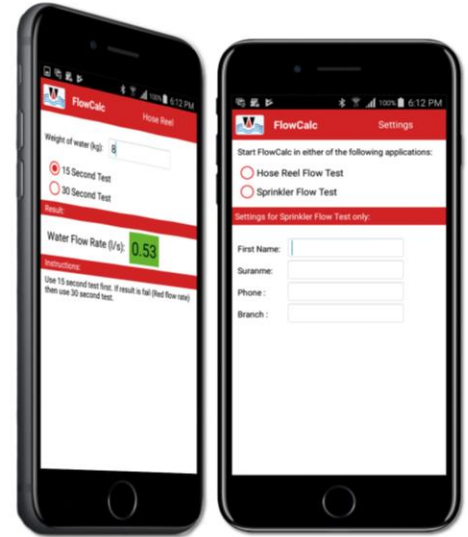
Mobile Applications

- Applications for any specific task required

- Key is to find those that integrate with your workflow

- Review and optimise client applications

Conclusion

- Customers have a number of expectations are driven from inherent challenges

- Technology and its proper application can be used to solve these issues

- There are countless options in the market that we as an industry can adopt to drive further value

Q&A

Thank you

Antonio Serianni
NSW Business Development Manager
Wormald

Phone: 133 166
Mobile: 0403 139 941
Email: aserianni@wormald.com.au
Website: www.wormald.com.au

Get in touch