Strategic Planning for Asset Management and Facility Maintenance?
Do you know the book value and dollar value of Assets that the company owns and responsible for?

Example:

The City of Oshawa owns and is responsible for a range of assets with a book value of $544 million and a replacement value of $1.9 billion.

In more detail, the City's Tangible Capital Asset Portfolio consists of the following:

<table>
<thead>
<tr>
<th>Tangible Capital Asset</th>
<th>Net Book Value (1&amp;2)</th>
<th>Estimated Replacement Value (3)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land</td>
<td>$127,049,000</td>
<td>$127,049,000</td>
</tr>
<tr>
<td>Land Improvements</td>
<td>17,351,000</td>
<td>89,092,000</td>
</tr>
<tr>
<td>Buildings</td>
<td>115,687,000</td>
<td>331,802,000</td>
</tr>
<tr>
<td>Machinery &amp; Equipment</td>
<td>7,444,000</td>
<td>38,223,000</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Tangible Capital Asset</th>
<th>Net Book Value (1&amp;2)</th>
<th>Estimated Replacement Value (3)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vehicles</td>
<td>8,043,000</td>
<td>22,748,000</td>
</tr>
<tr>
<td>Furniture</td>
<td>924,000</td>
<td>4,744,000</td>
</tr>
<tr>
<td>Linear Assets</td>
<td>232,296,000</td>
<td>1,192,773,000</td>
</tr>
<tr>
<td>Other Assets</td>
<td>6,505,000</td>
<td>33,401,000</td>
</tr>
<tr>
<td>Work in progress</td>
<td>28,414,000</td>
<td>28,414,000</td>
</tr>
<tr>
<td>Total</td>
<td>$543,713,000</td>
<td>$1,868,246,000</td>
</tr>
</tbody>
</table>

(1) Source, City of Oshawa 2009 Consolidated Statement of Financial Position (adjusted)
(2) "Net Book Value" represents the original cost of assets less the depreciation charged against those assets since acquisition or construction.
(3) "Estimated Replacement Value" represents the current expected cost to renew or replace an asset and is used in Program Development for Operating and Capital Budgets.

Now that you have determined what your Assets are and their values how do you protect your investment?

Asset Management!

WWW.controltechnologysolutions.com
What Is Asset Management?

THE STRATEGIC MANAGEMENT OF PHYSICAL ASSETS DURING THEIR LIFECYCLE!

Key benefits:

- Defined and cost effective levels of service to the business
- Reduced life cycle costs
- Minimization of business risk liability
- Avoidance of unexpected problems and crises associated with assets (e.g. closures and failures, etc.)
- Effective and efficient use of existing staff resources
- Effective financial planning, budgeting and reporting
- Cost effective delivery of capital improvements and maintenance and operations projects to protect preserve assets
- Having a performance monitoring system

Comprehensive Asset Lifecycle and Maintenance Management with Control Technology Solutions

CTS Asset Management solutions give you a single point of control over all types of assets, production, infrastructure, facilities, transportation and communications by managing them all on a common platform. This platform allows sharing and enforcement of best practices, inventory, resources and personnel.

Now you can optimize the performance of your assets and maximize return on investment. Our goal is to provide the best solution, deliver a phased approach that creates user adoption, and provide a long term business plan that will empower your people.
CTS Asset Management product (SoftWrench powered by Maximo) includes six management modules.

- **Asset Management**: Achieve the control you need to more efficiently track and manage asset and location data throughout the asset lifecycle
  - Facilities, Operations, IT, Fleet
  - Assets, Locations, Failure Reporting, Condition Monitoring, Meters, Configuration Management
- **Work Management**: Manage both planned and unplanned work activities, from initial request through completion and recording of actuals.
  - Preventive, Corrective, Projects, Emergency, Safety Plans
  - Work Hierarchies, Planning, Status, Assignments, Actual Metrics
- **Procurement Management**: Support all the phases of enterprise-wide procurement such as direct purchasing and inventory replenishment
  - PR’s, PO’s, Receipts, Invoices
- **Materials Management**: Know the details of asset related inventory and its usage including what, when, where, how many and how valuable
  - Items, Storerooms, Inventory, Reorder, Issues, Returns
- **Contract Management**: Gain complete support for purchase, lease, rental, warranty, labor rate, software, master, blanket and user-defined contracts
  - Master, Purchase, Warranty, Lease/Rental, Labor Rate
- **Service Management**: Define service offerings, establish service level agreements (SLA’s), more proactively monitor service level delivery and implement escalation procedures.
  - Self Service Requests & Status
  - Performance Based Logistics
Top reasons why you need Asset Management!

- Service levels not defined and aligned with delivery strategies.
- Staff roles and responsibilities not clearly defined and appropriately "streamlined", e.g. lead roles; tactical planning and programming; budgeting; capital delivery; operations; maintenance; and record keeping and information management.
- Overall or inconsistent approach to comprehensively managing the company’s corporate assets e.g. specific asset type(s) are managed by either individual or multiple work groups using a range of approaches and systems.
- Differences in management techniques and approaches per asset type resulting in unsustainable infrastructure.
- Differences in condition assessment and monitoring practices.
- Loss of valuable assets due to lack of accountability, logistics, communication and physical protection of personnel.

Control Technology Solutions has over 15 years in Asset Management Lifecycle experience as CMMS solutions provider. Our project team brings years of experience and a vast array of certifications and our extensive credentials ensure confidence among our customers for implementations, training and ongoing support. Ask yourself the following questions:

- Are you providing the right systems and process to protect your investments / assets?
- Are you safe guarding your employees from physical harm that can be caused by lack of trackable safety plans?
- Capital expenditure and budgets for assets are continual, what are you doing to maintain and properly manage their lifecycle?

95% of the leaders we speak with are not protecting their Assets the way they’d like and identified if they had a system that could solve this problem it would save millions of dollars on predictable maintenance, theft, unnecessary operational spend, and most of all protect employees.

We look forward to helping with your Strategic Asset Management software solution.