

# PRINTED O&M MANUALS ARE DUMB



**They don't say or do anything, they just sit there!**

That's if you're lucky. Printed pages are also notoriously good at disappearing, falling out of four ring folders in disarray and gradually becoming tattered and torn, not a good look when a multi-million dollar capital asset relies on those pages to keep everything running smoothly. It's time O&M manuals joined the digital age, and became more useful to everyone.

Grazer has taken the lead in making ring binders obsolete, with digital systems like C Projects, which captures operations and maintenance information during construction in digital formats, forming a basis for cost effective and efficient asset management.

Digital O&M data, document and asset management systems simply work better. An intuitive user-friendly visual interface replaces flicking through indexes, new information such as test results, maintenance notes and upgrades can be easily integrated, and checking of compliances, warranties and certifications can be a one-touch operation.

"Our agent in Western Australia, David Bishop, explains the reason the industry is so slow to change is that facility and asset managers are not involved or consulted during the design and construction stage of projects. Little consideration is given to how the assets will be managed for its full life cycle and therefore the best tools for the job are not developed and specified," said Grazer CEO Craig Cowling.

"What would be ideal would be to add a section to the initial construction specifications called 'Facility Management Requirements', which specifies digital documentation to be delivered at handover.

"It is time for consulting engineers to start asking for these systems."

There are Grazer systems suitable for every kind of project in the construction, property, mining and energy sectors. The C Suite is a whole of lifecycle system, which incorporates the data and documentation from construction, commissioning, asset management and decommissioning phases in a wholistic, interactive and pro-active way. C Suite will schedule maintenance tasks, link with accounting information, track compliance, assist planning and link with essential systems such as fire, emergency, BMS and security.

C Green Star has secure web based portals for third party submissions, allowing all subcontractors to input their documentation during construction. Throughout building life it integrates Green Star tune up and testing results, and links with a BMS to monitor performance.

Grazer's team combines leading edge IT and programming skills with an intimate understanding of technical documentation. Inventor John Martin was a draftsman on Hong Kong's Chek Lap Kok airport lighting upgrade when he conceived the idea of replacing his multitude of ring binders with a highly functional digitised gestalt.

Reliable and flexible, Grazer banishes the time, effort and environmental costs of monumental print runs. Best of all, from an owner and occupier point of view, vital information can always be found, unlike the ring binder that Joe Bloggs borrowed before he moved companies. Now THAT'S Future Proofed!

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*Grazer training event, introducing digitised O&M knowledge and asset management solutions to leading design consultancies*

