



ASSETLAB 360 · THE BUSINESS CASE

Here's your receipt.

One year of AssetLab 360, itemized. The technician time alone pays it back in under four months, before the capital plan is counted. The lines marked void are the ones that matter to whoever builds the capital plan.

They're the weeks before budget season: install dates pulled from old drawings, FCI recalculated by hand, and the same workbook rolled forward with this year's inflation factor. In 360 the plan is built from the register, so that time goes back to deciding what to fund.

The capital upside is the one line we left blank. You'll have a better number for it than we would.

Example, not a customer's results: six technicians at \$42 an hour. Time back is set at 2.5 hours a week per technician, well under the 20% the AssetLab ROI calculator assumes, and starts after a 30-day setup. Rollout hours and the split by activity are illustrative. Less unplanned downtime and lower parts spend aren't counted. Prices in CAD.

ASSETLAB 360
assetlab.ca · North Vancouver, BC
EXAMPLE · 6 USERS · 12 MONTHS

MAINTENANCE

Technician time, 6 × 2.5 h/wk720 h
× 42.00 an hour30,240.00

BUDGET SEASON

Capital plan rebuilt in ExcelVOID

FCI recalculated by handVOID

Install dates from old drawingsVOID

Risk list argued in the roomVOID

Follow-up email next weekVOID

Capital plan upsideYOUR NUMBER

FIRST-YEAR COSTS

AssetLab 360
6 users × 12 mo @ 65.00-4,680.00
Setup and data import, 40 h-1,680.00
Training, 6 × 4 h-1,008.00

NET BACK, YEAR ONE\$22,872.00

PAYBACK 112 DAYS
including a 30-day setup

Thank you for not rebuilding the workbook.

What “void” means.

01 Capital plan rebuilt in Excel VOID

The plan builds from the register

Age, condition, replacement value, and history are already on every asset, so the forecast moves when a condition assessment does.

03 Install dates from old drawings VOID

Entered once, kept

Install year, expected life, and replacement value live on the asset record, next to its maintenance history.

05 Follow-up email next week VOID

Answers during the meeting

When a director asks which buildings drive the backlog, the dashboard answers it in the room.

02 FCI recalculated by hand VOID

FCI rolls up on its own

Facility condition index (FCI) and replacement value roll up by portfolio, site, building, and system as assessments come in.

04 Risk list argued in the room VOID

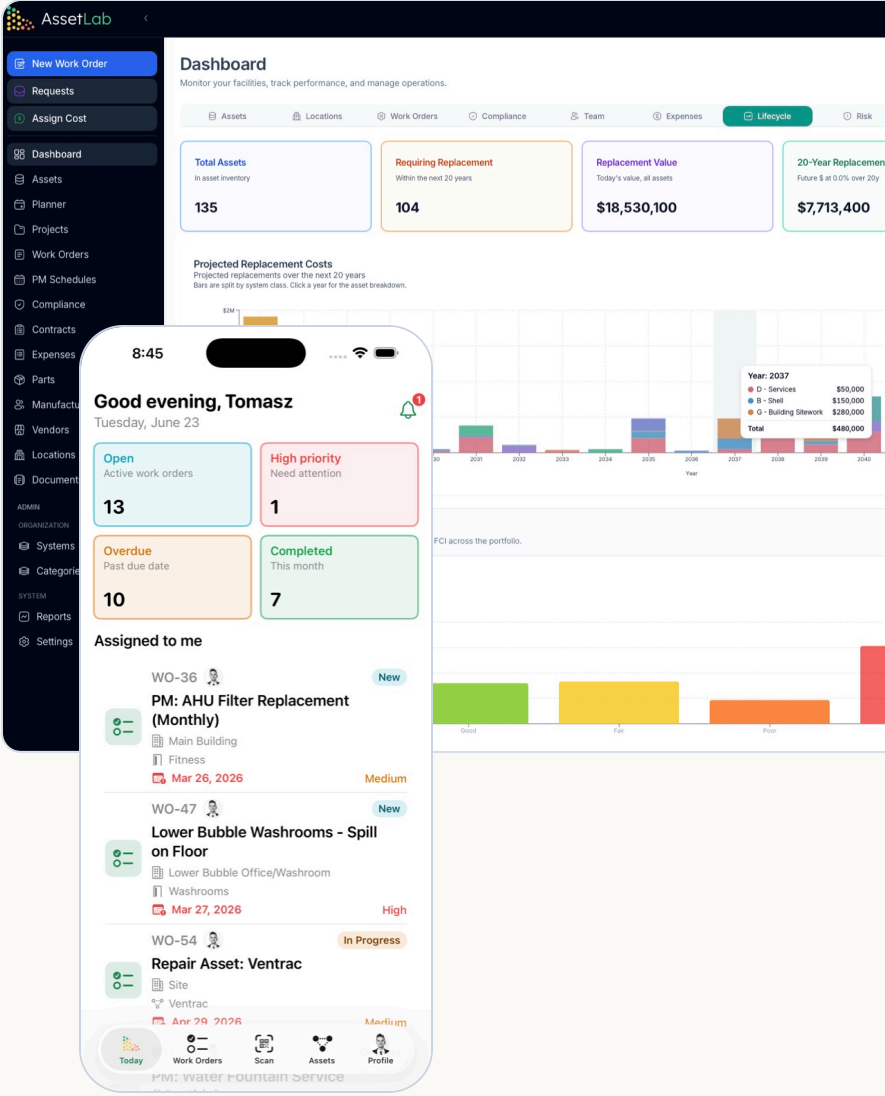
The shortlist starts ranked

Every asset carries a 0 to 100 condition score and a risk score from likelihood and consequence of failure.

06 Technician time 2.5 h/wk each

Everything in CMMS comes with it

Less retyping, schedule rebuilding, paperwork, and hunting for history, parts, and records: the same two and a half hours a week per technician as on the CMMS receipt.





FROM A CUSTOMER

At the Calgary Winter Club, maintenance and capital planning became one system.

Aquatics, ice, curling, tennis, squash, and fitness across a multi-building campus. Mark Perkins used to run maintenance in one platform and capital planning in another, stitching the two together in his head.

“Having visual metrics on asset age and maintenance history in one place has changed how I think about long-term planning.”

He can see at a glance which assets are aging, what work has been done on them, and how that factors into the capital plan. In his words: “I’m not toggling between systems anymore. I’m working in one place, with the full picture in front of me.”

Mark Perkins, Facility Operations Manager, Calgary Winter Club. Full story at assetlab.ca/discover/blog/calgary-winter-club-case-study

ADD-ON LINE: YOUR AI ASSISTANT

Ask for the capital memo. Get it from live data.

Connect Claude, ChatGPT, or Microsoft Copilot to AssetLab and the briefing you'd spend an afternoon assembling comes back in a minute, built from the same register as the plan. The assistant works under an API key you control, with read-only access until you decide otherwise.

"How has FCI at City Hall moved since 2024?"

"I assessed the boiler room today. Record these condition scores."

"Draft a one-page capital summary for the finance committee."

EXAMPLE CONVERSATION · RECORDS ARE ILLUSTRATIVE

Which ten assets carry the most risk, and what would replacing them cost?

The list is led by **Boiler 2 at the Recreation Centre** (condition 21) and the **Library roof** (condition 34). The ten come to **\$1,284,000** in replacement value, and \$910,000 of that sits in three buildings. Want a summary for the finance committee?

Yes, one page, and note which ones are past expected life.

Drafted. Six of the ten are past expected life. The summary groups them by building with the replacement cost for each.

Works with Claude, ChatGPT, and Microsoft Copilot

AssetLab 360 **\$65** CAD per user per month, billed annually

Minimum 4 seats, up to 10 sites and 5,000 assets, 30-day free trial. The AI connector comes with Enterprise and as an add-on on 360.

30-DAY FREE TRIAL

assetlab.ca/sign-up

BOOK A DEMO

assetlab.ca/demo