

Customer:

Large REIT

Owner /Operator with over 750 sites in USA

Customer Size:

4,000+

Country or Region:

USA in 37 States

Industry:

Real Estate Investment Trust

Customer Profile:

Large property owner with over 10,000 buildings across 37 States

RD³ Services:

Data Collection & Acquisition Tools (DCAT[®])

- Design & creation of PDA Forms
- PDA User, Site & Client Administration
- Webserver Administration
- Information Management
- Data Scrubbing
- Analytics
- Forecasting & budgeting

Infrastructure Management

- Systems / Equipment Standards
- Performance specifications

For more information about other

RD³ Mobile Solutions

success, please visit or contact:

<http://rd3inc.com/mobility.aspx>

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REGIONAL PROPERTY CONDITION ASSESSMENTS (PCA)

Situation

Client has 19 regions with regionally based field staff that inspect over 750 sites annually to conduct a property condition assessment (PCA) to assist in the next FY budget development. The primary focus of the PCA is to identify capital deficiencies, scope a rough order magnitude and ROM budget, and feed back into a centralized budget management system to build the ensuing year's capital budgets.

The PCA form is a 600+ line MS Excel form. The inspectors used a multi-paged printed form to collect the field information, then re-entered into the Excel workbook, reviewed, scrubbed, reworked, and import into the budget forecasting database. The single PCA cycle was calculated to cost ~\$126,000.

Actions

A Data Collection & Acquisition Tools (DCAT[®]) PDA Mobile Form for the PCA was deployed to on the field staff Blackberry devices. This allowed the staff to conduct their inspections at sites will all the data being input into the Mobile Form. The DCAT form integration development cost (XML feeds) was less than \$10,000 with an ongoing monthly User hosting fees of \$3,500 for >50 users – this also allows unlimited additional forms. The Post-Mobile Forms PCA cycle was calculated to cost ~\$73,000.

Results

After conducting a time –motion study on the existing process, the introduction of the Mobile Forms would have a labor efficiency gain of about \$53,000. This equates to a 55% total system reduction in time spent on the PCAs. Moreover, the new Mobile Form system ensure clean / consistent data, automated entry into database, and real time tracking of overall PCA progress and completion.

Scorecard

Labor cost gain ~\$53,000.

Year 1 Cost DCAT (50+ Users) + Integration Cost - **\$13,500**

Year 1 ROI = 393%, Simple Payback – 3.1 months

Stabilized annual cost for national deployment to PCA users \$3,500 with an annual cost gain of \$53,000. **ROI (Post Year 1) = 1,514%**