## The EAOS Tree <u>Goal</u> Goal A system for collecting <u>Goal</u> Implementation A Scheduling System and updating asset attributes, their of O & M Plan maintenance history, Strategy to Goal A System to house & integrate Space Use, Space Priority, Customer Expectation Goal A System that generates O&M Plans at least 3 and status prioritized spaces & assets months in Work Estimates Recorded Repair Inspection Details Captured Work is scheduled advance Requirements Recorded <u>Goal</u> The Asset Goal Job Roles & Responsbilities Clearly Defined & List Work Planning Goal A system to measure KPIs to assist with evidence-based decision-making Scheduling & assignment of Operations/ Maintenance Tasks Expansion of Pilot Program to other prioritized spaces & assets Documented Client Space <u>Goal</u> A Working needs O&M categorized by priority Strategy Org Structure Re-defined to Goal A strategy that balances People KPIs created from collected Pilot Goal Spaces support System **Implementation** Resources and of Plans at categorized by priority Demand (Quantity and types of data <u>Goal</u> Ownership A working Asset Info and Asset CCM We know how Clients use & Attribute expect to use UBC Spaces Types of Work Collection Strategy Operational and Preventative we can Goal Asset Resource **KPIs** perform are Peoples' Skillsets Volume of Work Quantities agreed System OwnerTechnical **Explicit** Maintenance Categories "Major" and "Minor" created needed for work Explicit - Transition Team Project upon Plans created for systems in CCM **Explicit** is Explicit Specialist - Solutions Architect - Planner Roles and Spaces categorized by Use Type, ie: - Continuous Improvement Responsibilities Project Manager Key Performance Customer for key positions updated by HR Expectations of Spaces collected - classroom Indicators Maintenance Resources Spaces collected - theatre Tasks and required to Asset **Improved** Attributes to - laboratory Lack of clarity of Frequencies for mplement Plans Categories Created Škills collect - office space, Roles and Assets Set Estimated Training Identified esponsibilities ir Missing Roles & Responsibilities Identified budgets and key positions Goal A Work Tracking System that collects scheduling Ídentified Client Space Usage info collected Assets needing Operations and/ relevant data Program in Iona & FNH or Maintenance and/or PM Plans Right number of identified Roles & Space Use Information Right Skills How to Read The EAOS Tree Description Recipes EAOS Building Block: One of the main areas of Building Operations Crew Members identified as needing improvement The need to Milestone: a product of the EAOS The need to Program that brings us closer to achieving The need to better an EAOS Goal understand perform operation understand Client needs of and maintenance in Assets in UBC Attained: the described milestone has **UBC** Spaces been attained **UBC** Spaces Spaces In Progress: the described milestone is in White = Future Future Work: the described milestone ha Work been identified and will be worked on. **Software Boxes:** the described milestone can be achieved through a Software Space Use