

# ELEVATOR KBAI™ PROJECT

IMPROVE ASSET RELIABILITY AND REDUCE COSTS WITH KNOWLEDGE BASED ASSET INTEGRITY

Risk-based asset management strategies deliver improved asset performance whilst simultaneously reducing maintenance costs. KBM's tools and services enable the successful delivery of risk-based asset management strategies, and can be applied to a range of property assets including elevators, heating and ventilation systems, chillers and more. By adopting an innovative risk-based management approach, you will be able to intelligently deploy maintenance resources to the areas that have the greatest potential to positively impact on your systems, reduce maintenance costs, improve asset reliability, and model future performance throughout the asset lifecycle.



## Knowledge-Based Asset Integrity (KBAI™)

Traditional maintenance programmes typically use a time-based preventive approach. However, this is applied without consideration of parameters such as asset age, condition, frequency of operation or operating environment. These factors, and others, affect the likelihood of asset failure and should influence maintenance frequency.

The KBAI™ methodology, on the other hand, is a dynamic inspection and maintenance approach that allocates resources based on risk.

The KBAI™ risk profile and the optimised maintenance plans generated provide reductions in unnecessary maintenance and a highly effective refocusing of maintenance activity where it will add the most value.

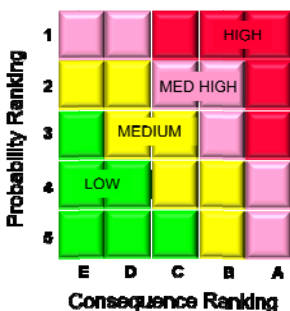
The KBAI™ tool is accessed via the Arivu™ web based software platform. This allows asset-intensive organisations to manage their assets' integrity via links to their existing maintenance management system.

## Elevator KBAI™ Project

The Building Engineering Services personnel working for this client have always taken responsibility for managing the performance of elevators under their control. This task is now made easier as individual asset performance can be checked via Arivu. This has allowed an organisational focus on the breakdowns that are occurring, the failure cause and how to prevent them in future, particularly for higher criticality assets.

The client has also benefited from a 50% reduction in elevator planned maintenance costs as a direct result of focussing maintenance on critical assets and reducing maintenance on low criticality assets.

For more information please contact your regional Lloyd's Register KBM team.



Design

Build

Operate

Decom.



### Working better by working together

Our extensive knowledge of the technical aspects of asset maintenance and asset performance management, coupled with our experience of organizational change management means we are uniquely positioned to help you improve your asset portfolio. By moving up to our 'next generation' approach, you will enjoy peace of mind, knowing your decisions are supported by accurate, intelligent and highly engineered strategies.

Lloyd's Register is an independent risk management organisation providing risk assessment and risk mitigation solutions and management system certification around the world.

### The Benefits

Arivu™ provides a unique approach within asset intensive industries, and gives our clients the tools to overcome the obstacles to optimised asset management.

- The application of risk driven strategies to an entire asset base, not just single assets or systems
- Scenario generation for modelling future risk and the probability of failure
- Potential for resource light implementations, drawing on the extensive expertise of Lloyd's Register
- Dramatic reduction in the time taken to extract value from the physical asset base
- Embedded continuous improvement processes and initiatives, with minimal business interruption
- Optimised operational maintenance regimes and reduced direct costs of asset maintenance
- Higher confidence in decisions over capital maintenance plans
- A 'roadmap' to improve asset and organisation performance leading to operational excellence.

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