

**CM;** - [abbr. for Commercial Management]: in this context encompasses all aspects of cost management, i.e. the planning, management and controlling of costs.

**ILM;** - [abbr. for Infrastructure Lifecycle Management]: planning and controlling all core processes in the construction and operation of a property.

## conjectCM Software for Construction Cost Management

With conjectCM the core processes in cost management are automated and standardized. All project data are available at any time and are up-to-date during all phases of evaluating economic efficiency, budgeting, tendering and invoicing, thus providing an indispensable level of transparency in your overall costs.

conjectCM is part of the conject software for Infrastructure Lifecycle Management (ILM) in the construction and real estate sector. All parties involved in a real estate project are networked across enterprises and sectors, and all ILM core processes have Internet-based support – from development, to planning, through operation, and on to commercial use.

conjectCM provides optimal and transparent cost reliability via forecasting, monitoring and controlling of costs.

Through universal control over all project phases, all deviations can be detected early and appropriate measures can be taken.

Through conjectCM's extensive evaluation and reporting options, not only elaborate compilation of costs becomes unnecessary but comparison of redundant information, as well.

conjectCM is the established standard for cost management – for mid-sized companies, as well as for corporations or public authorities.

# conjectCM Modules

With conjectCM you always have your costs and profits under control and in every segment – from planning and budgeting, to contract awards, and on to calculating fees and controlling project costs. All processes in successful cost management are brought together in various modules to form a high-performance system. The specific conjectCM setups are concentrated on a clearly defined activity focus and consider the detailed industry requirements. The following basic setups are available and can be customized to your project needs:

## Project Development

### **Budget planning**

Hierarchical structuring in multiple dimensions

### **Cost control**

Comparison of planned and actual data and automatic forecasting

### **Cash flow**

Planing of future cash flows

### **Contract management**

Manage all contract performances

### **Change order/claim management**

Detailed control of change orders/claims

### **Invoicing**

Check and approval of all invoices

### **Milestone management**

Control fundamental milestones

## Workforce Management

### **Profitability control**

Control profitability within projects, branches and entire company

### **Fee calculation**

Time-saving project calculation based on any performance definition and automatic transfer to fee contracts

### **Contract management**

Control of internal and external labour

### **Ressourc planning**

Planning, tracking and control of all efforts

### **Invoicing**

Invoicing of provided services incl. Activity logs

## Maintenance

### **Maintenance management**

Planning of all maintenance activities for all your real estate

### **Letting & marketing**

Successfully real estate marketing via transparent cost documentation

### **Contact management**

Complete transparency in your business relations

### **Contract management**

Controlling all maintenance activities

### **Invoicing**

Check and approval of all invoices

### **Annual statements**

Preparation of annual financial statements incl. automatic accrual generation

# conjectCM Highlights

With its established standard functions, conjectCM offers you many highlights to cover sector specific requirements. conjectCM – a full-service solution for the active management of your projects!

## Highlights Budgeting

- > Creating and updating budgets based on the Budget-committed-actuals principle
- > Budget costs and sales with an original overriding budget lock, budget versioning and transfer history
- > Freely-defined budget structure
- > Simplified budget acquisition through pre-defined structures (account system)
- > Proof of change and documentation of budget regrouping
- > Flexible creation of standard reports
- > Early recognition of deviations from plans
- > Ensure that the budget is covered in awards
- > conject's rationale behind budget control:

**Funds can only be spent once!**

Position	Description	Unit	Quantity	UPrice	Total price net	VAT	Total price gross	Accounting	Status
Position 100	Site	Lump	1.00	2,850.000,00	2,850.000,00	0,00	2,850.000,00	2008.100.0	
Position 200	Clearance and development	Lump	1.00	900.000,00	900.000,00	0,00	900.000,00	2008.03.200.0	
Position 300	Structure construction works	Lump	1.00	8.800.000,00	8.800.000,00	0,00	8.800.000,00	2008.03.300.0	
Position 400	Structure services	Lump	1.00	5.951.000,00	5.951.000,00	0,00	5.951.000,00	2008.03.400.0	
Position 500	External works	Lump	1.00	400.000,00	400.000,00	0,00	400.000,00	2008.03.500.0	
Position 600	Furnishing and artistic appointments	Lump	1.00	500.000,00	500.000,00	0,00	500.000,00	2008.03.600.0	
Position 700	Incidental building costs	Lump	1.00	1.400.000,00	1.400.000,00	0,00	1.400.000,00	2008.03.700.0	
7 Pos. 112ZPPPP					20.800.000,00		21.800.000,00		

## Highlights Controlling

- > Overview of all funds – allotted or available budget – in the project at any time
- > Compare planned and real data, including budget forecasts
- > Reliable budget and cost control
- > Numerous evaluation options with multi-dimensional observation
- > Ensure that the budget is covered in the tendering process
- > Creation of proficiency level reports
- > Project calculation with automated auditing
- > Competence guidelines through authorization rights and obligations
- > Standard interfaces with MS Office and SAP
- > Time logs

Work	Type	Sorting character	Description	RN mark	Detail VAI	Work net	Work gross	approved	Lunc
MD	Work	0020	Main order	112ZPPPP	DE19	410.000,00	535.500,00		
C	Work	0052	1. Chain	112ZPPPP	DE19	19.000,00	23.610,00		
RES	Work	0053	Risk	112ZPPPP	DE19	48.000,00	54.740,00		
C	Work	0055	3. Chain	112ZPPPP	DE19	15.000,00	17.600,00		
5 Positions						505.000,00	672.350,00		

## Highlights Contract Management

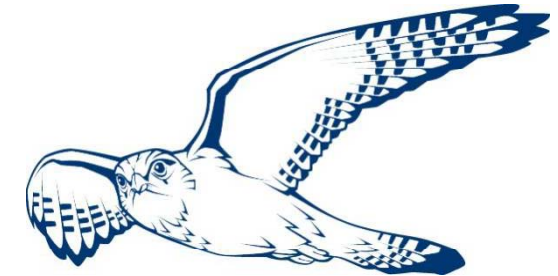
- > Automation and standardization of all core processes in Contract Management
- > Overview of all contract documentation in the project
- > Automated generation of contract and billing documentation
- > Adjustment of order costs to the project budget
- > Warranty tracking
- > Extensive overview of addenda for claim management
- > Maintenance contracts and invoices for the operation of properties
- > Management and compilation of all external services
- > Simplified auditing and approval

Account	Description	Unit	Quantity	UPrice	Total price net	VAT	Total price gross	Accounting	Status
100	Site	Lump	1.00	2,850.000,00	2,850.000,00	0,00	2,850.000,00	2008.100.0	
200	Clearance and development	Lump	1.00	900.000,00	900.000,00	0,00	900.000,00	2008.03.200.0	
300	Structure construction works	Lump	1.00	8.800.000,00	8.800.000,00	0,00	8.800.000,00	2008.03.300.0	
400	Structure services	Lump	1.00	5.951.000,00	5.951.000,00	0,00	5.951.000,00	2008.03.400.0	
500	External works	Lump	1.00	400.000,00	400.000,00	0,00	400.000,00	2008.03.500.0	
600	Furnishing and artistic appointments	Lump	1.00	500.000,00	500.000,00	0,00	500.000,00	2008.03.600.0	
700	Incidental building costs	Lump	1.00	1.400.000,00	1.400.000,00	0,00	1.400.000,00	2008.03.700.0	
7 Pos. 112ZPPPP					20.800.000,00		21.800.000,00		

# Implementing conjectCM

During implementation of conjectCM, target-oriented **workshops** will be set up to deal with the processes and reports with which you will be working in future.

After a **prototype** has been created for a **pilot project** and tested in conjunction with your project team, conjectCM will be rolled out in your **entire organisation**. Supporting user and administrator trainings will be held so that all project participants can work professionally and independently with conjectCM.



## conjectCM in action

- > **Project developers:** bouwfonds, BonnVisio, citizenM, ECE, GWB, Hines, Multi Development, RAG Montan Immobilien, Redema, Sonae Sierra
- > **Construction divisions:** BilfingerBerger, Citti, MediaSaturn, ThyssenKrupp
- > **Architects and consultants:** AWD, DAHLEM, DAR, ELBAS, Engel und Zimmermann, IDK, IPRO DRESDEN, Lahmeyer, RKW, WES
- > **Owners:** CommerzReal, Karstadt
- > **Public authorities:** City of Dortmund

## Success with conject

conject supports the construction and real estate industry worldwide through software and services for Infrastructure Lifecycle Management (ILM). Our solution is comprehensive and Internet-based. It covers all phases of the Infrastructure Lifecycle – from planning and realization to operation and marketing. We help all participants across companies achieve greater transparency, excellence in organization and sustainability. Today over **3,000 companies** and more than **60,000 users** are successful thanks to conject – including **60 percent of the DAX 30**. With headquarter in Munich, conject has offices in Duisburg, Dresden, St. Petersburg, The Hague, Boston, Vienna and Dubai.

**conject AG**  
Implerstr. 11  
81371 Munich, Germany  
Phone: +49 (0) 89 95414.0  
Fax: +49 (0) 89 95414.555

[kontakt@conject.com](mailto:kontakt@conject.com)  
[www.conject.com](http://www.conject.com)

konsequent conject