

FM; - [abbr. for Facility Management]: denotes the administration and operation of buildings, plants and facilities in the utilization phase. Moreover, FM takes a comprehensive approach and integrates utilization into the real estate lifecycle.

ILM; - [abbr. for Infrastructure Lifecycle Management]: planning and controlling all core processes for the construction and operation of an object.

conjectFM Software for Facility Management

conjectFM is practical, high-performance and easy-to-use software for all segments of real estate and facility management. The innovative CAFM technology combines CAD, property-oriented database technology and, of course, graphics to form a flexible and above all constantly adaptable working tool.

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

conjectFM helps actively reduce costs in building management and provides a safe and uniform working basis.

conjectFM is particularly effective when put to use where the most diverse tasks in administration of buildings, properties and objects are carried out in diverse places and where extensive amounts of building data are either generated or required. In conjunction with mobile data processing devices, the circle of users and data security in many FM processes are substantially supported by FM Mobile.

conjectFM is ideal for all companies and public authorities that want to improve workflows, efficiency and profitability.

conjectFM Modules

conjectFM consists of an extensive and highly flexible family of standard software components for Infrastructural, Technical and Commercial Facility Management and which enables individual conjectFM modules to be combined.

Infrastructural FM

> Area and Room Management

Intelligent, graphically-supported area information system with user-friendly navigation and comprehensive evaluation functions

> Cleaning

Controlling tool to ascertain the quality and cost of cleaning, with information pertaining to areas not requiring cleaning, cleaning cycle, windows and special areas, specifications and expense ratios

> Relocation Planning and Simulation

Simulating variations in planned relocations supported by the workflow function and project-oriented working methods

> Safety & Fire Control Management

Standard representation of escape and rescue plans and designation of safety installations subject to mandatory maintenance

> Key Management

Administration of all locked components, key check-in/-out, changes in key status as well as information on key inventory and key reservation system

> Reservation

Hassle-free reservation of conference rooms and technical facilities with web-based support and with reservation overviews in calendar form

Technical FM

> Maintenance and Incident Management

Systematic order management for incidents, defects, repair and planned maintenance

> Technical Facilities

Practice-oriented planning tools with structured representations of complex building services facilities in compliance with VDMA regulations

> Inventory and Facility Management

Administration of all technical facilities and inventory items with symbolic representation in building plans for documentation of the location

> Medical Technology

Legal documentation of all measures carried out on medical devices

> Energy Management

User-based documentation with graphical evaluation options

> Hazardous Materials and Disposal

Complete documentation of changes in the amounts and location of hazardous materials, as well as the disposal thereof

> Communication and Network

Documentation and administration of the entire DV-/IT infrastructure

Commercial FM

> Property Management

Chronological documentation of the development of properties, as well as the division or merging thereof

> Real Estate Valuation

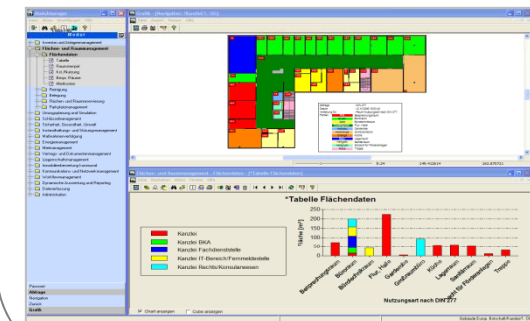
Valuation of buildings and properties using procedures in accordance with existing law – amongst others, as a basis for the NKF reform on the efficient management in public administration

> Warranty Tracking

Systematic recording and tracking of defects in construction and final acceptance

> Rental Management and Incidental Cost Calculation

Administration of all relevant rental contract data as the basis for calculating rent and incidental costs with usage-based cost allocation function



conjectFM Highlights

conjectFM is more than just a software tool. The freedom of operating conjectFM with or without the CAD system provides the highest level of flexibility in setting up the CAFM system. conjectFM gives you the option of integrating quickly and easily into the system all existing graphics material, CAD plans, e.g. in the automatic CAD format (dwg), or based on Microstation (dgn), as well as scanned drawings or photos. **Intelligent combination of graphics and database** in the system makes it easy to use optimally and ensures excellent data integrity.

The database system used, Oracle, forms the core of every conjectFM system and thus guarantees **trouble-free integration of data processing**. Special developments for the Internet and Intranet ensure that obtainment of information and visualization is easy to carry out even with world-wide established communication standards using conjectFM. The **unique, state-of-the-art operational concept** enables users the fastest access possible to their CAFM system – whether purely to obtain information, to create evaluations, requests and reports, or to expand and adjust the entire system.

Highlights conject Infrastructural FM

Flexible definition of the **open data structures** enables free configuration of data volume and depth. Using various **graphics formats**, calling up information in the entire system can be set up with a minimum of effort. Based on Area Management with the support of graphics, all information pertaining to rooms is contained uniformly in the operation and evaluation.

Integrated **report generators** make it possible to define independent evaluations on all object and workflow data and, using **OLAP technology**, also to analyze in the form of lists and graphics. Stored and, in part, pre- and self-defined **catalogues** facilitate and simplify data maintenance and avoid faulty entries.

District planning and support in tendering expand the system's range of applications. Inventory changes can be carried out simply and easily via drag & drop or selective changes made to relative values.

Highlights conject Technical FM

Conservation of value is supported by a comprehensive **reporting and order processing system** for the owner/operator as well as for external service providers. Web portals and alternative order processing using mobile devices guarantee a high level of data integrity, avoid media disruptions and substantially accelerate the entire editing process in maintenance and repair process measures. Through consistent use of **Internet technology**, internal and external personnel can document order processing using the same system with identical data maintenance templates. Materials consumption is posted via the integrated **warehouse management**. Order overviews and maintenance calendars enable **resource planning based on need** of available employee capacities. Even representation of highly complex technical facilities and their respective phase of maintenance are displayed reliably conforming to standards via the data model.

Highlights conject Commercial FM

User-based cost allocation of all fixed and variable costs related to the utilization of a property is the main feature of this module package – as the basis for cost-effective utilization of surface area as a resource. Here, based on user contracts, all cost-relevant data are recorded and allocated to the respective user.

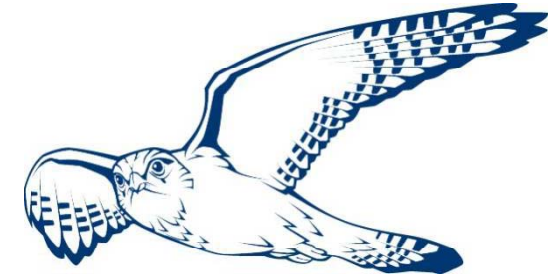
Provision for cost distribution according to **BetrKV** (Operational Costs Ordinance) for tenancies as well as for surface-based, flat rate distribution of costs is supported. The integrated contract module displays agreements between providers and users (**rental contracts**), on the one hand, and between users and suppliers/service providers (**maintenance contracts**), on the other.

For customers in the **public sector**, the system is complete with tasks for property administration and real estate valuation based on earning-capacity value, property value and comparative value methods.

Implementing conjectFM

conjectFM also has a modular structure – depending on the customer's needs, there are **basic packages** available for the "Area and Room Management" or "Maintenance and Incident Management" segments. With the **enterprise package**, tasks for all area- and order-related tasks are represented. If necessary, sector-specific modules serve as expert modules to supplement functionality.

Implementation of conjectFM is supported by target-oriented **helpdesk and training services**. Our goal is to constantly maintain the system's productivity. In the **starter package**, we transfer examples from the customer's own data into the database and carry out a visualization. Adjustment of standard reports and parameterization of workflows to customer-specific processes takes place following extensive analysis of the processes. Providing data transfer tools and corresponding training puts our customers in the position of being able to transfer existing data and drawings into the system and make optimal use of them. The **data-technical integration** into an existing GLT and ERP system is carried out via an interface module.



conjectFM in action

Hugo Boss Metzingen, E.ON Düsseldorf, BP Bochum, Stulz Hamburg, German Bundestag, City of Wuppertal, Mülheim, Bremerhaven, RWTH Aachen, University of Göttingen, Süddeutscher Verlag Munich, TÜV Süddeutschland, SMS Demag Düsseldorf, Daimler Chrysler Bank Stuttgart, T-Mobile Bonn, MAN Munich, NDR Hamburg, Vattenfall Hamburg, Debitel Stuttgart, Schweizer Nationalbank Zürich, Sanofi Aventis, Festo, TÜV Süd and many more.

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.

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