



Maintenance management

The highest costs in the building life cycle arise during the building's operation. A considerable part of these operational costs is spent on maintenance and repair of the building and the technical installations. *speedikon*® FM Maintenance management supports the entire process of the measure management for maintenance, inspection and repair. It provides transparency of the process itself as well as the costs involved.

The realisation of the maintenance is commissioned to external service providers by many companies. For a tighter control and to reduce liability issues it is recommended to process these measures in a CAFM system. A further processing of the measures within the *speedikon*® FM Order management module or in an external system such as SAP is possible. Since the *speedikon*® FM Maintenance module is integrated fully into the world of *speedikon*® FM it is easy to create one or more measures out of a *speedikon*® FM Helpdesk malfunction report.

Recurrent measures such as maintenance, inspections or acceptance tests are created in the form of cyclical measures with the respective task positions. Planning costs can be entered as a lump sum or structured according to material, fees and wages.

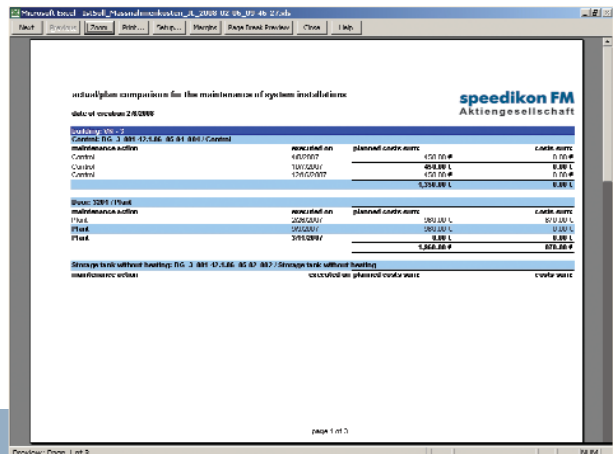
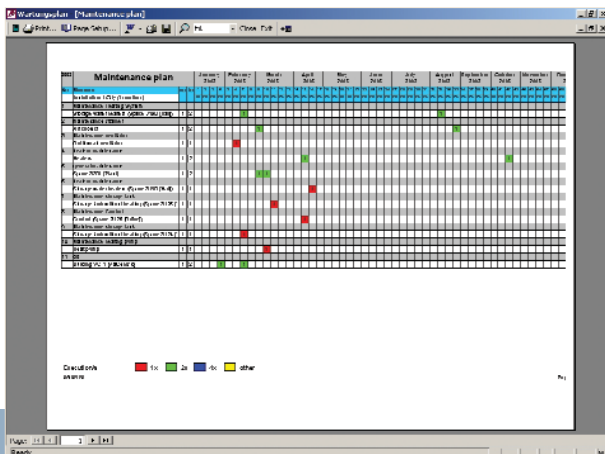
In addition to using cyclical measures it is possible to use single measures for example for repairs. These are created and the relevant information is put into the system to allow a documentation of all tasks and costs within the area of maintenance and repair.

The Measures are allocated to distinct objects. These objects can be of the type building object such as real estate, site, building, room or inventory or of the type technical installation or components.

Measures are processed and concluded time dependently. When a cyclical measure is concluded the system generates a follow-up measure and enters the basic data for the measure automatically.

A simple resource planning is facilitated by extensive work lists and graphical maintenance schedules which allow a quick overview of the upcoming measures. By generating sets of follow-up measures over a defined period of time, it is possible to create complete monthly and annual overviews.

By entering planned and actual costs and the time used by internal employees it is possible to compile target/actual cost comparisons for different contexts and to schedule personnel.





Maintenance measures management

- creating and managing measures on technical installations and building objects
- individual and cyclic measures including follow-up measures on the basis of configurable properties
- individually configurable templates and template groups
- generating measures from malfunction reports in connection with *speedikon® FM Helpdesk*
- processing measures via any definable time units
- capturing target costs and actual costs on the basis of material, fees and personnel costs
- complete integration into the order and budget management
- work catalogues to define tasks (e.g. according to different national standards)
- scheduling planned times
- creation of follow-up measures over any period of time for scheduling
- functions to distribute invoices onto several measures
- graphical maintenance schedules
- target cost overviews and actual/target cost comparisons
- comprehensive evaluation functions with export to Excel and Access, also into pre-configured templates