

## Life span of building components

Building components such as windows, doors, roofs, facades but also technical installations have only a limited life span. Over the course of a building's life those components require renovating or replacement. *speedikon*® FM Project planning supports the process of scheduling repair and maintenance projects based on the building components' life span. Projects are created on the basis of templates. These templates define the price of a unit, a trade and the life span for various types of building components.

One can decide if a planned project may be postponed by setting priorities. Specific building components such as elevators have to be replaced after a certain life span according to the manufacturer's recommendations.

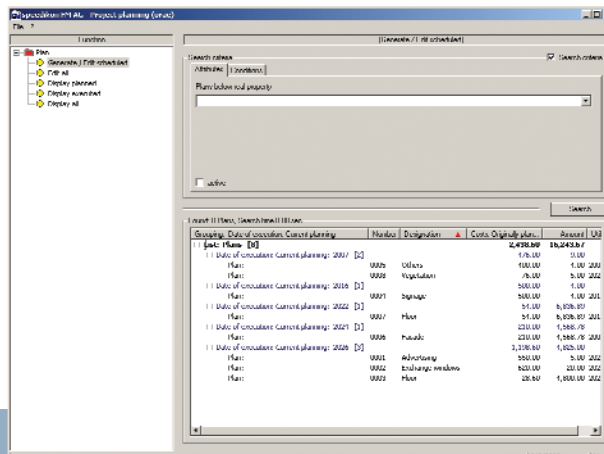
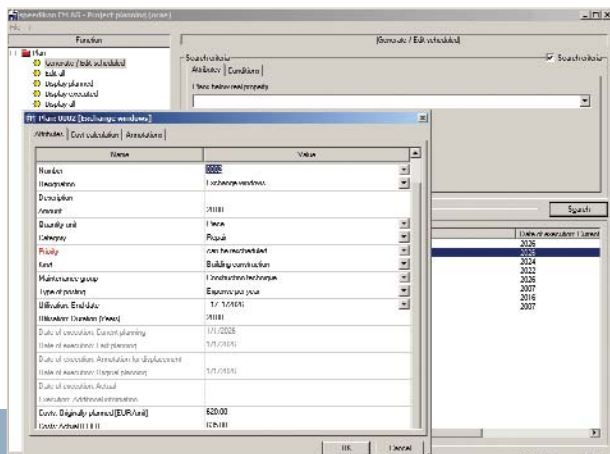
Thus, these projects must not be postponed. However, exchanging windows or painting a facade can be easily deferred into one of the subsequent years. Adjustments to the time frame of any planned project are documented and can be retraced at any point in time.

## Investment planning

Planning the project itself includes planning the costs for the particular project. The price per unit can be calculated using the building price index as well as the respective current point in time and the planned project date.

In this way, a long-term investment plan for the building's entire life cycle is generated. It can be optimised by rescheduling projects. In case Maintenance management reveals that a technical installation is in constant need of repair and that replacement is due soon, as defined in the module Project planning, the respective project can be brought forward. The overview of all planned investments ensures that enough financial means are available. If necessary, other projects have to be postponed.

The *speedikon*® FM Project planning solution safeguards investments over the course of a building's life cycle, prolongs the building's operational phase and increases the real estate value. The planning process for long periods of time is significantly facilitated. Cost control on the building is supported even on a planning level.





### Investment planning

- creating long term projects for building repair
- creating projects for buildings, floors, rooms and sites
- allocation of investment plans to projects and partial projects
- templates for projects for building components from architectural and technical areas with pre-defined building components' life spans
- automatic price calculation for any execution dates on the basis of price indices
- price indices such as building price index and consumer price index can be chosen
- simple functions for updating costs
- definition of booking types
- definition of reschedulable projects via project priority
- priorities can be defined via catalogues
- documentation of rescheduling and its reasons
- terminating projects and creating subsequent projects if necessary
- ad hoc reports on upcoming projects with export functions to Access and Excel
- analyses including exports into preconfigured Access and Excel templates can be installed customer specifically
- cost overview depending on years
- historical documentation on executed projects