



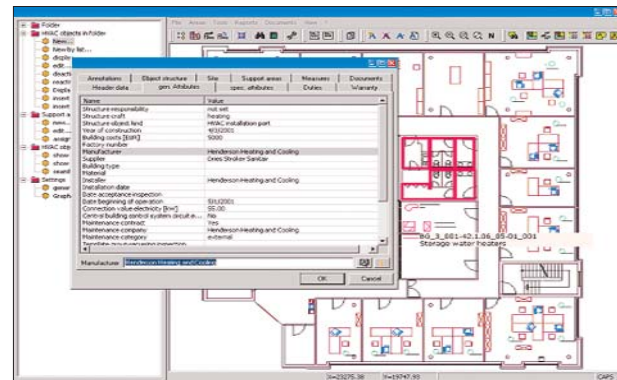
Efficient documentation of technical installations

A key concern in facilities management is not only the building with the corresponding rooms and spaces, the inventory and personnel but also the technical installations and the respective components.

Documentation of technical installations in speedikon® FM services, installations manager is the basis for further processes such as warranty management, maintenance monitoring, technical facilities monitoring or maintenance and repair management. The documentation ensures the transparency a corporation needs to assess both condition and value of a technical facilities. It can be used as preservation of evidence in case of conflicts.

Integration into FM processes

The speedikon® FM module service installations manager is integrated into many facilities management processes. Malfunction reports as well as maintenance measures and repairs are allocated to a technical facility. The technical installation occupies a certain position in the building structure. Measurements from the energy management, e.g. the number of operating hours, are documented.

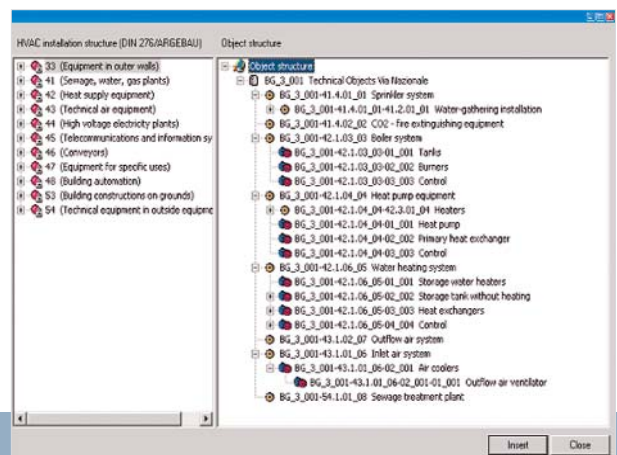
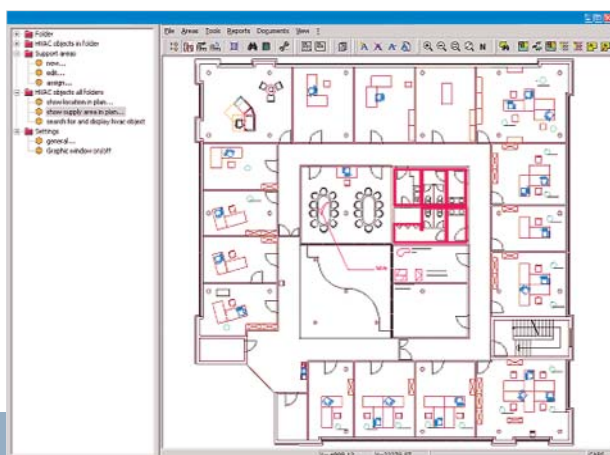


Structures of technical installations

Technical equipment and components are stored in specific hierarchical plant structures. For this purpose multi-level basic structures according to national standards. Similar structures designed for specific customer needs can be used.

Technical facilities are described using flexible and configurable attributes. Responsibilities and maintenance categories are documented as well as warranty data.

Technical facilities and components have individual positions in the building structure. The allocation of supply areas and their graphical representations are possible.





Service installations manager

- documentation of technical facilities and equipment structures
- free arrangement of these structures in files
- user-specific access authorisations to files
- support of different classification schemes, in the form of plant catalogues, hierarchical and non-hierarchical as well as multi-level classifications
- installations classification catalogue per file
- manual or automatic distribution of numbers for technical installations and components
- rules for labelling systematics
- free description of technical installations and components using dynamic property masks, lists allow dynamic configuration
- classification into feature groups
- access monitoring for properties
- index cards containing accumulated malfunction reports or measures referring to the object
- documentation of location in the building structure using symbols in the floor plans, complete graphical integration
- connection of installations with supply areas which can be defined for buildings, levels and areas
- integration into *speedikon®* FM Maintenance management, allocation of measures to the service installations object
- reference to document management
- work order catalogues used to generate service items for measures
- documentation of measurements
- connection to warranty management and defect tracking