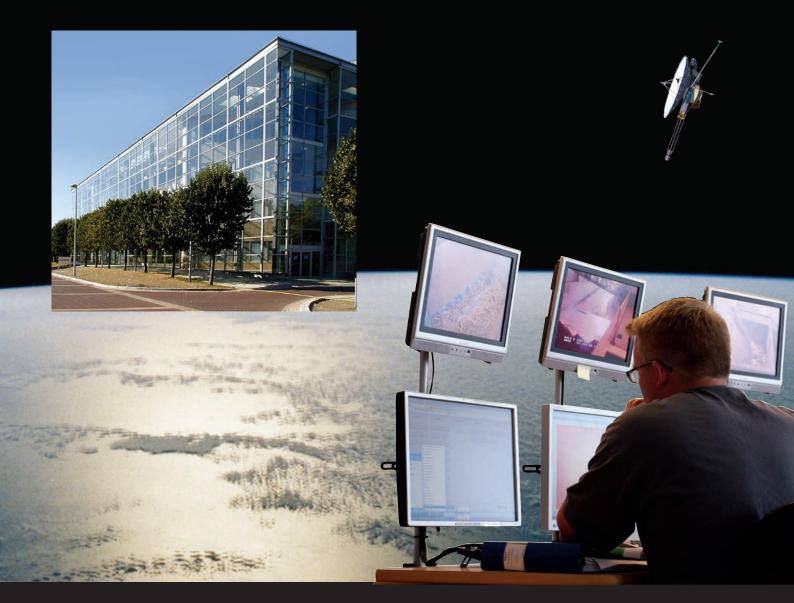# OPUS_{FM}

Online Property Utility Solution for Facilities Management

Intelligize Your Building

SPM ®

New Challenges
to Facilities Management

While energy costs are rapidly increasing, maintaining profit levels by raising rents is often not a viable option. The operation of the building therefore becomes an important factor in the efforts to increase profits.

Facing these challenges requires a proactive maintenance strategy and a strong focus on doing the right things at the right time. Developing a cost efficient maintenance effort is a step-by-step process, taking into account the building´s present systems for Facilities Management. The full power of intelligent maintenance and operation is captured when people, process and technology are integrated for business advantage.

30% cut
of Operating Cost Budget

A state of the art technical platform is the key to the concept of "The talking building". Tapping into the building´s hidden information enables a significantly more efficient way of organizing and operating Facilities Management, resulting in up to 8£ per m^2 potential cost savings. A very high Return on Investment rate makes the platform very profitable. Every hour of every day, the platform maintains maximum economic efficiency and optimal comfort for every building occupant, across the estate.

Fresh Thinking
New Technology, Best Practises

Well-proven strategies and technology used extensively in process industry open a window of opportunity for more innovative and cost efficient Facilities Management. Extensive knowledge and experience is drawn upon to cut operating costs and maximize profitability.

Our offer enables you to take advantage of the information inside the buildings in a completely transparent and easily accessible way. Innovative, complete and tailored to your business needs and requirements, it is operational excellence in the making.

The

OPUS brings the power of prediction to FM. Condition Based Maintenance and new technology, applied to any building, enable more timely maintenance and repairs and sound energy management. With the OPUS platform, the critical information is there when you need it, supporting strategic and operational decision-making.

The transparency of the platform puts you in full control of energy consumption and the condition of critical systems across the estate. Up-to-date information on the health of your buildings is broadcast to the appropriate maintenance personnel via cell phones, online systems or e-mail.

OPUS brings the power of prediction to FM – ensures the

Talking Building

Trends of changing condition are easily followed. Alarms are triggered well in time for planned acitivities. Last minute surprises and unplanned maintenance activities are practically eliminated. Key performance indicators are trended to ensure the implementation works as planned.

– Bearing condition in rotating equipment is monitored using shock pulse measurement.

– Vibration monitoring ensures correct alignment of shafts and balance of the machines.

– Thermal imaging is used to determine the energy profile of the building and design out possible waste or imbalance in the temperature balance. Maximized energy efficiency is achieved using online submetering in predetermined locations.

– For electrical safety, online thermal imaging cameras are installed in junction boxes.

– Air filters are monitored by measuring differential pressure.

– Boiler efficiency is monitored using flue gas analysis.

highest possible reliability and the lowest long-term operating costs!

Banking on the Benefits
of the OPUS_{FM} Solution

The OPUS communication platform is flexible, built by installing sensors and adding communication modules to the present FM system. OPUS uses Internet access for full transparency to the FM management and the servicing organization.

- Integrating people and process with the technical platform reaps the full rewards of OPUS. Implementing the complete solution entails
- Introducing condition monitoring to make the building talk
- A firm new grip on maintenance strategies
- Energy management with design-out recommendations to determine the optimum energy consumption profile
- Integrating the existing BMS into a Virtual Private Network to present information in a transparent user interface platform

This ensures the highest possible reliability and the lowest long-term operating costs. Also part of the process are strategy and Life Cycle Cost training for management and purchasing and hands-on training for service technicians.

SPM

condition monitoring solutions

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