



Facilities Maintenance

Cost-efficient decision making

When you wish to make a capital investment in your facility or are planning a company relocation or new construction project, then ensuring minimal disruption to your business while managing running costs and risk are key.

We project manage these risks and challenges so that you can make cost-efficient decisions and not overlook any critical details.

Via our process improvement module we implement the latest technology to address the costs and problems with your existing process. As chartered surveyors MRICS, best professional practices are assured. Your maximum ROI is achieved with increased property value by our environmental considerations and the implementation of carbon free buildings.

How do we do this? Our improvements begin by documenting existing processes. From there we use process model templates as a baseline. Next, cpcm adds industry best practices and leverages technology. This creates optimum life cycle technology and enabled processes that deliver a new, refined plan for optimal results to your company / facility.

Why cpcm Ltd?

Cpcm works with their customer to understand their work management goals and the work management processes currently in place. Cpcm uses this information to help the customer to improve efficiency in making the proper contractor selection. In cases where a selection has already been made, cpcm as chartered quantity surveyors will use the information to configure and improve the solution to provide better support for the maintenance environment. This process is called value engineering which follows a specific technical Due Diligence appraisal. Cpcm's experience in both the practical application of maintenance processes and technical implementation of cpcm programming tools provide the customer with a full range of knowledge to make the FM implementation a success. Cpcm guarantee to provide an improved FM service that will exceed customer expectations.

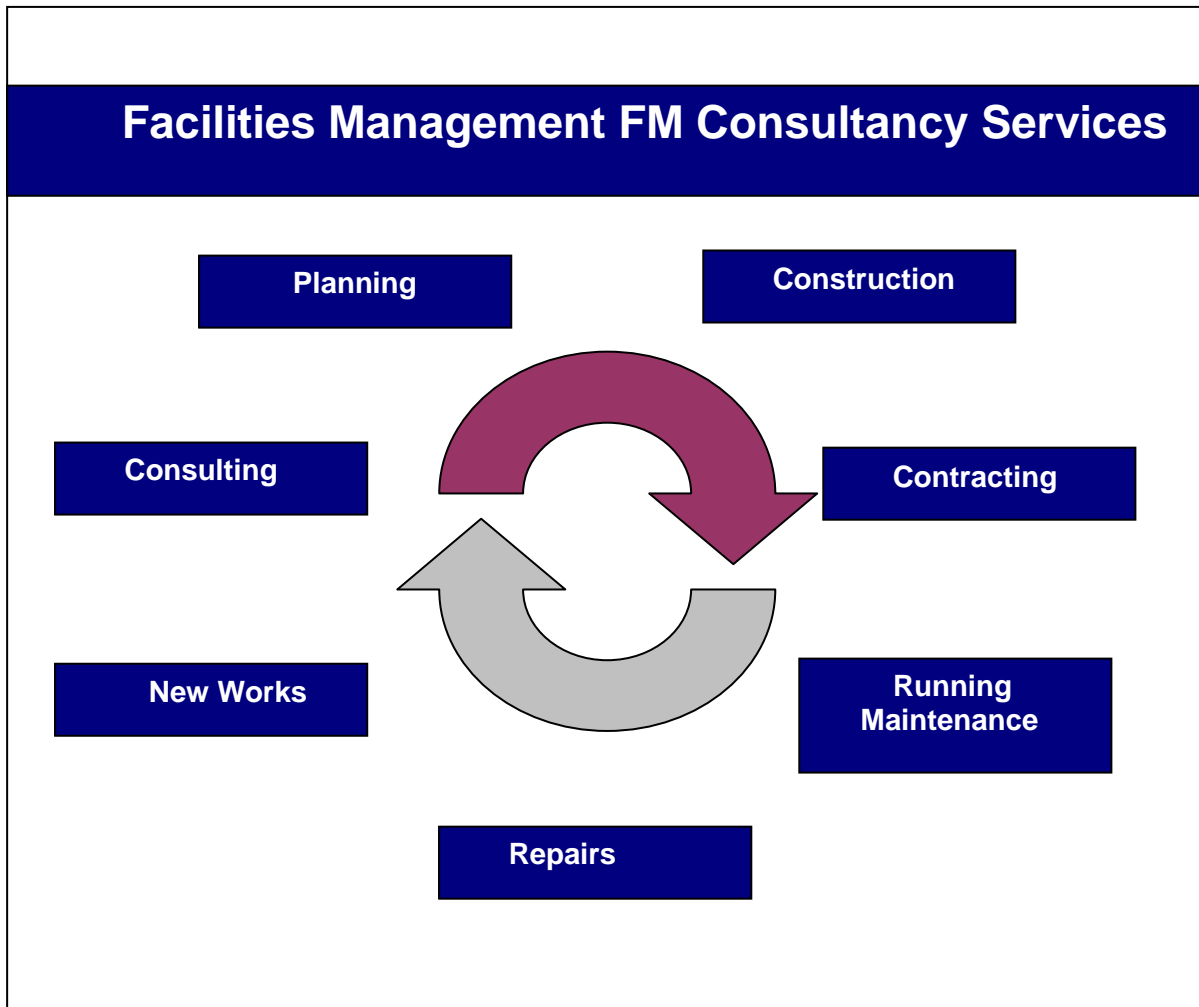
References and Key Performance indicators

We have been successful at delivering bottom-line results for some of the largest companies in the world. Our facility management processes make it easy to separate the "forest" from the "trees" for better decision-making. Our combined cpcm FM data base and procedures shall also keep all team members accountable for the results.

For director and project references please refer to;

www.cpcmanagement.de

Facilities Maintenance & Operations Process *Flowchart 1*



Cpcm support the client in optimisation of assets via the following full life cycle cost and management services as follows;

Consulting is via independent Chartered Quantity Surveying Services "Kaufmännische Dienstleistungen" and is continuous.

Properties include existing buildings and Infrastructure "Vorhandenen Bau und Infrastrukturdienste"

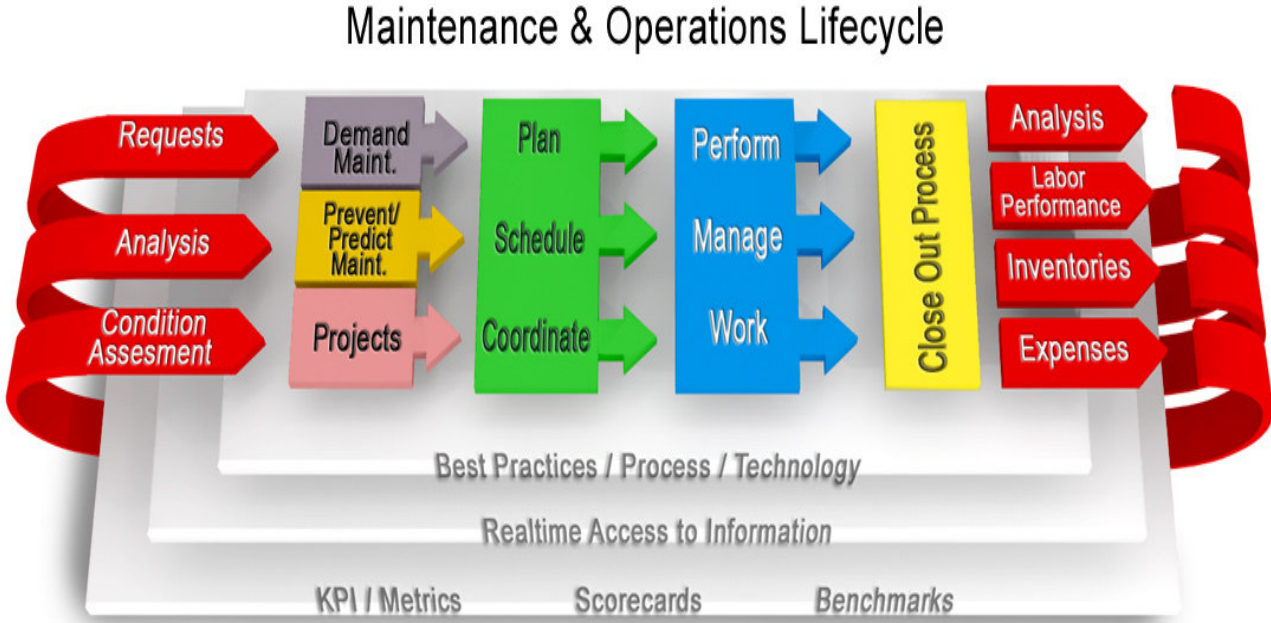
Contracting For new and repair works;

Contract orders are based on a standard FM Schedule of Rates (SOR)

eg. "Die Deutsche Standard Leistungs- Beschreibung (STLB)"

Running Maintenance Is via Technical Supervisors particularly for the mechanical and electrical works "Technische Dienstleistungen"

Facilities Management specific consultancy services for the management process of a property *Flowchart 2*



The graphic above illustrates the FM maintenance organization cpcm follow when providing maintenance consultancy services for the property owner.

Preventative Maintenance work is generated from the core delivery schedules which in turn are agreed on a schedule of rates and / or as a lump sum fixed price contract as per the main FM contract with the client.

Schedule of Rates (SOR) Plan Schedule co ordinate

Repair work orders are generated from the FM contractors agreed schedule of rates which also has a set guaranteed maximum price. The FM contracts are negotiated and agreed for a set period particular to the client’s property requirements. A measured work contract is normally agreed on a five year basis with an option for renewal.

Perform Manage Work

The labour, materials, plant and other resources are coordinated via cpcm and scheduled to the FM project plan for executing this work. The resources are managed to ensure work is performed on-time and on budget. Upon completion, the work is inspected and handover is documented in accordance with the client DE and / or local and statutory requirements.

Invoices are paid after acceptance and as per agreed FM conditions of contract

Cost and quality control. Labour, material costs and other expenses are documented. The results of which can then be analysed to improve response time, Project Management planning, resource utilisation, maintenance planning, material levels, etc.