

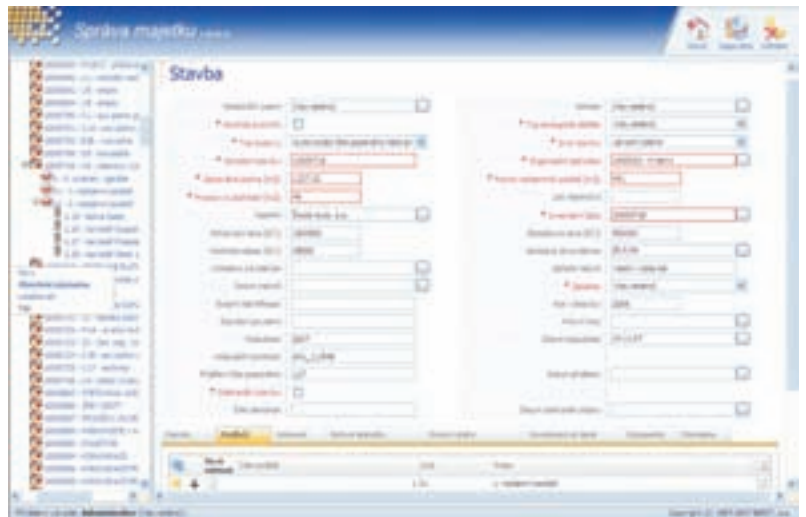
AMES

Asset Management Enterprise System

A permanent pressure on increasing efficiency and decreasing costs in all types of industries, service sector as well as public administration creates a need of finding new ways to meet these uneasy targets. High-quality and easily accessible information about production and supportive processes is essential for an effective functioning of each and every organization. To support our customers, BERIT has developed a solution that offers effective tools for the documentation and management of all assets – i.e. buildings including equipment, networks, infrastructure and lots - a company owns, leases or utilizes for its activities.

What Benefits Does Asset Management Information System (AMES) Provide:

- Unified, up-to-date and easily accessible register of assets and facilities
- Structure of assets and equipment is based on their real position (within buildings and grounds) as well as requirements of departments responsible for their management, planning, construction, reconstructions, repairs, etc.
- Support for the maintenance of infrastructure
- Linking information about property and its condition and the data about its real position (possibility to view assets/property on a map)
- Information about free and unused means (for example usage and population statistics, surface areas of individual users/lease-holders, deployment of workers and assets, etc.)
- Simple data processing for real estate tax calculation
- Access to up-to-date data to a large number of users
- Registration and management of documents
- Pre-defined reports for different user groups and management
- Openness towards third party IS, the possibility of integration using standard modern technologies (XML, SOAP, WebServices, etc.)
- Possibility of expanding the system with further modules (split of investment over a period of time)



Information about construction – a construction is a part of a whole that is represented by the tree structure. Tab pages contain further data related to the construction (lot, floors, equipment, etc.)

Our solution for CAFM:

Our solution for CAFM (Computer Aided Facility Management) is based on a long-term experience. It has been developed to meet most demanding user requirements. Thanks to extensive possibilities of parameterization, our CAFM system covers a wide range of Facility and Asset Management issues, from basic territorial components and their important features through objects of cadastral registration and territorial identification up to registration of buildings, their parts and equipment, detailed registration and documentation of engineering networks as well as other infrastructure assets.



A key characteristic of the solution is the possibility of its further expansion with specialized functions covering maintenance, planning of investment; support for further development, day-to-day operational management as well as support for emergency information system and fire protection of large industrial sites.

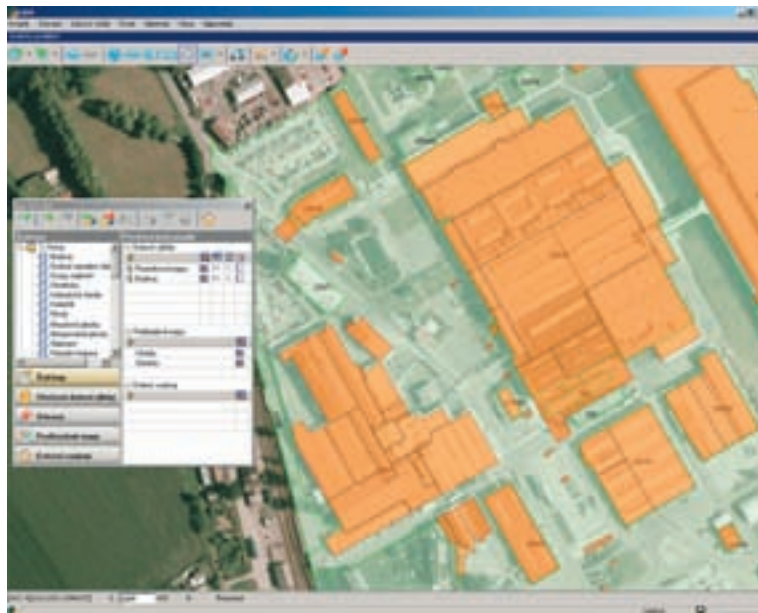
Moreover, its openness and employment of most modern technologies make our solution highly variable. Wherefore it is possible to split implementation of a complex CAFM system over a period of time, focusing first on major customer's requirements and priorities. Thus a complex solution is build step by step with a special focus to maximum protection of investment.

AMES and GIS for graphic visualizing data on a map

AMES can be extended with a graphic spatial component by integrating with geoinformation system LIDS which has been developed specially for registering objects, engineering networks, infrastructure and areas. Thus, due to LIDS, basic registration functions are significantly supported by a GIS functionality based on evaluating spatial relations of particular objects or their parts, displaying and locating in a map. Thus users gain a possibility to locate objects on a map, visualize them including selected context as well as make a variety of spatial analyses, measure distances, circumferences and areas, plot, etc.

Most users can work with graphic data in a user-friendly application based on web technologies. It provides tools for viewing data, editing selected attribute information.

GIS administrators can utilize a client offering a complete advanced functionality for spatial data capture, editing and administration.



The information system of the company of BERIT provides tools for asset management including graphic visualization on a map. The picture shows an example of lots and built-dings within an industrial site.

Basic AMES modules

The system core contains modules providing real estate management of lots, constructions, areas or whole functional units. These modules enable registration of the following: property rights relations, tax calculation, rents, leases, usage of areas and space, security, maintenance, investments, etc. And, in addition, they can be related to graphic data with the relationship to a register of documents, register of tangible assets and economic ERP modules.

The **constructions module** contains detailed information about a construction - identification and names of objects, type of usage, number of floors, rooms and their equipment, approbation date, asset value, registration into a cadastre, register of security elements (for example emergency exits, main closings, hydrants, fire extinguisher, fire alarms, etc.); it is also possible to include even buildings which are not administered or owned by the user (subleases).

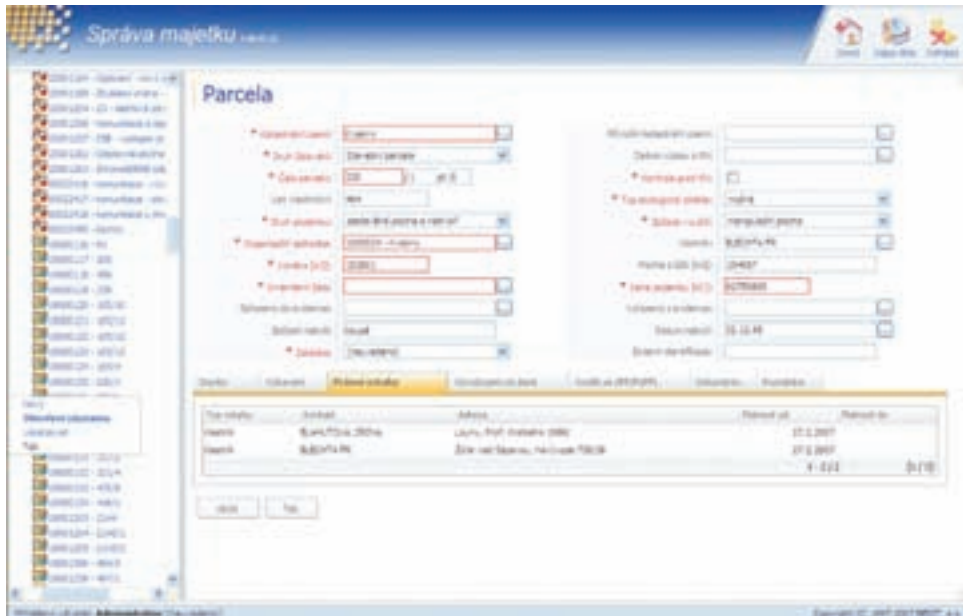
The module is divided into the following parts:

- **lots** (surface area, cadastral district/check against the Land Registry, common areas of constructions and lots, registration, etc.)
- **floors** (*floor* – description, name, user's identification, maintenance unit, attached documents, etc.)
(*rooms* – equipment, user, maintenance unit, legal relations, flooring (size/covering), documents, etc.)
- **housing units** (description, category, size and documents)
- **legal relations** (contracts, material encumbrance, contacts, addresses, duration, etc.)
- **tax calculation** (surface area, types, tax exemption, etc.)
- **documents** (technical records, administrative decision, etc.)
- **comments**

The **lots module** contains information about lots (cadastral district, surface area, check against the Land Registry, price, lot type and type of usage (green area, parking lot, lay-by, roof), internal information about a land for company needs (registration of leases and lessees, foreign constructions, necessary data for real estate tax calculation, etc.); it is also possible to register even lots which are not owned by the user (neighboring areas, access roads, etc.).

The module is divided into the following parts:

- **constructions** (inventory number, organizational unit, built-up area, common areas of constructions and lots, registration, etc.)
- **equipment** (name, user, maintenance unit, type, etc.)
- **legal relations** (contracts, contacts, addresses, duration, etc.)
- **tax calculation** (surface area, types, tax exemption, etc.)
- **exemption from "ZPF/PUPFL"** (Agricultural Land Resources/forest land) (exemption reason, exempted since, surface area, etc.)
- **documents** (technical records, administrative decision, etc.)
- **comments**



Identically to the construction, information is kept in a tree structure and supplemented with tab pages with all pieces of data.

The **areas module** contains information (identification of an area, organizational unit, surface area and area type).

Contains:

- **equipment** (name, user, maintenance unit, type, etc.)
- **documents** (technical records, administrative decision, etc.)
- **comments**

The **functional units** module enables associating construction objects, lots and areas into a whole (for example, from the point of view of processing, security, production division, leases, etc.); objects can be assigned to more functional units.

Implementation and integration with other information systems

The AMES system is designed as an open solution built on the latest technologies and international standards. The system can be customized to individual customer needs due to wide possibilities of parameterization. Thereby an implementation can be provided by authorized partners. Based on the customer's needs and requirements, implementation may include integration with other information systems used in the company (e.g. ERP, document management system, existing GIS and FM or by other suppliers, etc.). Wherefore our solution becomes an integral part of the corporate information system.

Why to choose BERIT's CAFM system?

- Easy access to data for a wide range of users supports their everyday work
- Solution ready for an application (software, a data model, installation, training and technical support)
- Attractive fixed price for standard solution
- Short implementation time
- Migration of existing data into the new system
- Modular solution based on most modern technologies that is open and prepared for an easy integration with other IS (ERP, DMS, etc.)
- Proven and safe solution based on internationally accepted standards and norms
- Possibility of the system further development based on customer's needs and requirements

Selected references

Industrial Enterprises:

- Audi (Germany)
- Basell Polyolefine (Germany)
- BMW (Germany)
- DaimlerChrysler (Germany)
- Chemosvit (Slovakia)
- InfraServ (Germany)
- Roche (Schweizerland)
- SYNTHOS Kralupy (CZ)
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