The power to manage building performance

TAC Vista FM

system overview

Make the most of your energy

Schneider Electric

TAC Vista FM
See. Know. Act.

TAC Vista FM

There are millions of details associated with running large facilities, and they all affect building cost and performance. From work orders, contracts, and service calls, to equipment purchases and environmental upgrades. Not to mention every fan left running and light left burning.

What if you could sift through all of those details and see only the information you needed to see, so you could make highly informed decisions about every aspect of your facilities?

What if you could do that at every level of management in your enterprise, to save money and improve building performance?

With TAC Vista FM, you can.

TAC Vista FM is a suite of software solutions, built around an integrated database, that gives you a window into the cost and performance of your buildings. It collects and reports – in clear, readable presentations and charts – the information needed to manage operational, system and technical data throughout the building lifecycle.

Fully integrated with the TAC Vista building automation system, Vista FM draws on real-time information so you accurately see the big picture, or drill down for details to:

- Track budgets across organizations and buildings

- Respond to and manage service calls

- View and manage energy consumption

- Handle work orders for suppliers and contractors

- Analyze trends and set targets

- Develop strategic plans for optimum building performance and cost

Better information not only helps today, it is key to planning long-term facility strategies. In short, TAC Vista FM helps you manage the performance and value of one of your greatest assets – your physical facilities.

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The right information for the right people

TAC Vista FM

TAC Vista FM provides your enterprise with systematic facilities information wherever it is needed, at all levels of operations: top-level managers, regional managers, service managers and personnel, as well as service providers. A customized interface for each type of user makes it easy and intuitive to use.

Users – Services and Feedback

Users send service requests from Vista FM's Help Desk module, which forwards the information to the responsible department or individual, and notifies the sender of follow-up actions and resolution. The Vista FM Help Desk is completely intuitive and transparent for end users, so it is easy to implement enterprise-wide.
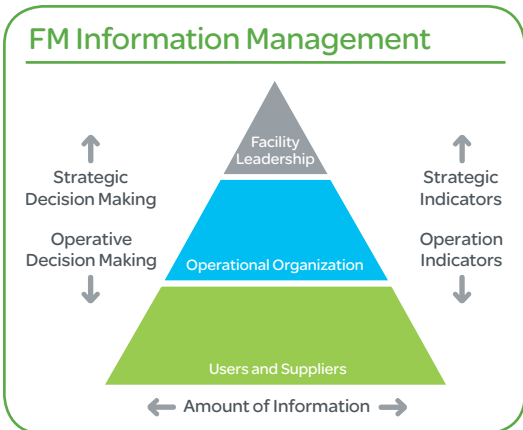
Maintenance – O&M Manuals

Vista FM keeps a history of all maintenance activities, and stores operation and maintenance manual information in database format which technicians can access via laptops. Historical reports help managers plan and monitor maintenance activities and preventive programs across facilities.

Operational Organization

Planning and measuring of operations. Vista FM provides key measurements of building systems and supporting operations, allowing operational managers to easily compare goals to actual performance, evaluate service providers, control costs, and plan long-term budgets and activities.

Management – Reports and Key Figures

Vista FM produces reports designed for management at all levels. Since Vista FM can be integrated with Schneider Electric's building automation system, management always has up-to-date information on which to base decisions about all aspects of building operations.

FM Information Management

Facility Leadership

Strategic Decision Making

Operative Decision Making

Strategic Indicators

Operation Indicators

Operational Organization

Users and Suppliers

← Amount of Information →

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TAC Vista FM is designed to support better decision-making at all levels, from day-to-day operations to long-term strategic planning. Vista FM gathers data from across facilities and organizations, and presents key information in customizable reports designed for each level of user. As a result, it helps you improve facilities performance from top to bottom, across the enterprise.

How TAC Vista FM gives you the power to manage

TAC Vista FM is a set of software modules built around a common database, the TAC Vista FM Base. All modules use this database for a consistent, integrated approach to information management.

Vista FM Base stores all information on facilities, technical systems, equipment, people and documents, where it can be accessed by users or turned into meaningful, customized reports. In addition to powering the various modules, Vista FM Base includes built-in reporting capabilities for viewing and analyzing the data in unlimited ways. Modules can be used stand-alone (along with the database module), or integrated together for greater reporting power across departments and functions.

Vista FM Maintenance

Plan and implement preventive maintenance programs for all buildings, technical systems and equipment. Vista FM Maintenance lets you set maintenance levels, easily communicate tasks and schedules to all parties, and track results and performance. The module manages all details of maintenance, including work orders, instructions, and history. Users can view trend reports or look up specific job status with equal ease. Vista FM Maintenance is ideally used with the Help Desk module to coordinate activities, create instance work orders and workgroup maintenance plans, and track resolution.

- Maintenance schedules
- Maintenance history
- Maintenance instructions
- Resource management
- Weekly work orders
- Reactive maintenance
- Progress monitoring

Vista FM HelpDesk

Manage complaints and service calls from incident to resolution, and use historical data to identify problem areas and assist in maintenance planning. Vista FM HelpDesk also tracks costs and invoicing associated with maintenance, and comes with customizable statistical reports such as service throughput and benchmarking.

- Requests
- Work orders
- Contacts
- Resource management
- Monitoring
- Fault history
- Feedback

Vista FM long term planning (LTP)

Plan and monitor long-term building repair strategies and activities with a variety of tracking and reporting tools. With Vista FM LTP, you can maintain repair and retrofit plans, manage timelines and resources, compare plans to actual historical performance, explore cost impact of different plans, and more. The module provides control over long-term costs, while helping decision-makers align facility activities with business goals.

- Action planning and scheduling
- Cost estimates
- Repair history
- Survey reports

Vista FM Contract

Control and manage all aspects of your maintenance contracts, including cost, check dates, contract parties and many other details. You can group and sort contracts freely, based on your account scheme or any desired system. Contracts can also be linked to objects such as buildings or systems, helping you track contractor performance and building costs. Vista FM Contract keeps every detail under control, while producing a variety of reports that help you make strategic decisions.

- Flexible structure of contracts
- Check dates and other detail controls
- Search and reporting
- Contract parties and contract costs

Vista FM Executive

Create high-level executive reports across any or all facilities, to see key business metrics and improve strategic decision-making. Vista FM Executive leverages the historical data compiled by the database and uses it to answer questions as: What is the energy cost per square meter? Which buildings cost the most to maintain? Why? How much is spent on reactive maintenance? What return was achieved through investments in preventive maintenance? The module includes various ready-to-use executive reports, plus the ability to easily customize and create new ones.

- Long-term planning
- Strategic decision-making
- High-level view of maintenance, energy, etc.
- Links to Vista FM database

Vista FM Energy

Monitor energy consumption from building to building and across the enterprise, through a variety of customizable reports. Vista FM Energy is an especially powerful tool when integrated with the Vista building automation solution, because it can automatically download real-time information on energy use and environmental settings. You can easily view monthly consumption, detect deviations, compare and benchmark with similar buildings or past consumption—all based on the latest current data. Vista FM Energy tracks direct energy consumption of all kinds, giving you a powerful tool for identifying potential savings.

- Environmental impact of energy use
- Reading interval adjustment
- Degree-days
- Main and sub meters
- Meter changes
- Versatile reporting
- Meter reading schedules
- Freely definable monitoring objects
- Direct link to building automation system

Vista FM Calculation

Simulate and analyze various operating scenarios and their affects on energy costs. Vista FM Calculation is a 'what if' application that lets you easily explore different operating modes, parameters and set points in your facilities, and how they impact energy consumption. For example, you can compare different heating recycle alternatives to analyze the savings potential. When integrated with the Vista building automation system, this module can gather real energy costs, degree days and real-time data from the control network as the starting point for analysis.
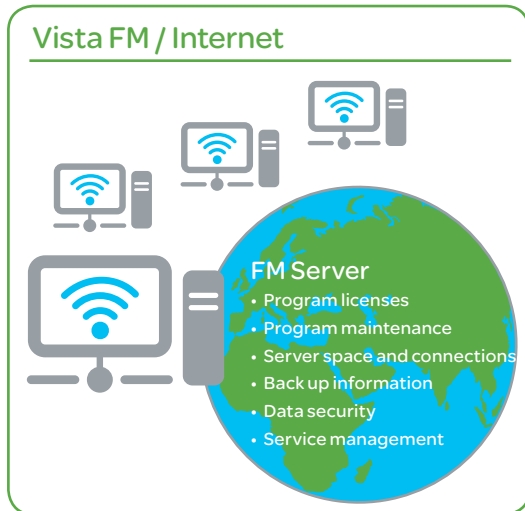
- Air handling unit energy consumption
- Can download real-time data from the Vista building automation system
- Temperature set points, time schedules, etc.
- Effect of tariffs

Vista FM Document

Maintain all documents related to facilities and equipment in one organized system that allows easy search and retrieval by all users, wherever needed. Vista FM Document maintains CAD drawings, manuals, Word and Excel files, digital photographs, and any other electronic information related to facilities. All documents are easily accessible from other modules such as Maintenance, Helpdesk and LTP. In addition, documents can be linked to items in the Vista FM database and opened directly from the object.

- CAD-drawings
- Word and Excel files
- Digital photographs
- Links to Vista FM database
- File borrowing information
- Search capabilities
- Archiving

It works the way
your enterprise works

Vista FM / Internet

FM Server
- Program licenses
- Program maintenance
- Server space and connections
- Back up information
- Data security
- Service management

TAC Vista FM software was developed in cooperation with leading real estate owners and maintenance organizations, so it was designed from the ground up to provide the features that building operators need, in a system that integrates smoothly with each enterprise.

Modular and open

TAC Vista FM's modular approach lets your company choose just the capabilities it wants, while making it easy to expand to meet changing needs. The open structure of the database allows the system be easily adjusted to the individual needs of different organizations.

Scalable and Internet Friendly

TAC Vista FM modules are easily available from a PC over the web, making the system very IT friendly and suitable for occasional or mobile users.

If you prefer not to install the Vista FM applications within your own network, the modules are available for hosted solutions. This allows customers to get started quickly, with minimal disruption to the organization. You lease only the functions and server capacity you need, with full access to applications from a normal browser. A hosted solution includes program licenses, upgrades and maintenance, data back-ups and data security as well as the server space and data communication links.

In other words, we take care of the details so you can focus on managing your facilities.

Proven and Supported

Vista FM is installed and supported at numerous facilities. Building owners and operators of all sizes are currently benefiting from enhanced facility management through Vista FM.

Schneider Electric provides full training and guidance to make sure you achieve the full benefits and ROI of the system. This can include consulting on using the information generated and maintained by Vista FM to improve services and reduce energy consumption.

With Vista FM, you have more than a solution for facilities management. You have a partner who can help you improve building performance.

Leverages TAC Vista

Vista FM extends the power and Return on Investment (ROI) in TAC's Vista building automation solution.

Based on open technologies, TAC Vista™ is one of the most advanced software solutions for building automation. TAC Vista™ provides full integration of environmental control as well as facility and energy management in a single software package, which allows you to customize TAC Vista for any building management

application. Based on the LONWORKS® technology, TAC Vista creates control solutions that fit seamlessly with other open architecture products for complete interoperability.

Vista FM integrates seamlessly with the TAC Vista building automation solution. Vista FM gathers data in real-time from the building automation network, so all information is accurate and up-to-date. For example, depending on which modules you choose, you can:

- View energy consumption reports based on the latest meter readings

- Automatically trigger alerts to the Help Desk when alarms from the building automation system occur.

- Merge maintenance information with the latest equipment and performance data

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The graphics in the TAC Vista FM modules provide a powerful overview of your facilities data. You can measure, monitor and analyze the data in many ways such as tables, charts, lists, reports etc.

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TAC Vista FM in action

TAC Vista FM

AstraZeneca is one of the world's leading pharmaceutical companies employing over 64,000 people worldwide. The company provides innovative, effective medicines designed to fight disease in important areas of medicine such as cancer and asthma.

In their Swedish facilities in Lund, the maintenance organization was faced with difficulties planning and mapping facility maintenance, reducing acute maintenance, keeping track of energy usage and maintenance costs in general.

To help solve their problems, AstraZeneca invested in the TAC Vista FM Base module, Energy module, Energy Calculation module and the Long Term Planning module.

As a result, information on energy usage is now quick and easy to access which has reduced administration considerably. At the same time the maintenance organization is able to optimize energy usage by calculating different scenarios.

Finally, the long term planning module allows AstraZeneca to keep track of all maintenance work, helping them reduce acute maintenance, make more accurate forecasts of future budgets and project the total life cycle cost of their installations.

At the state of the art R&D facility in Lund, Sweden, AstraZenenca's efforts are focused on development of new medicines used in the battle against respiratory diseases.

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