



TAC Vista® FM

Facility Management

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.

VISTA FM BASE

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.

Part Numbers

TAC Vista FM Base 0-008-8080-0

VISTA FM MAINTENANCE

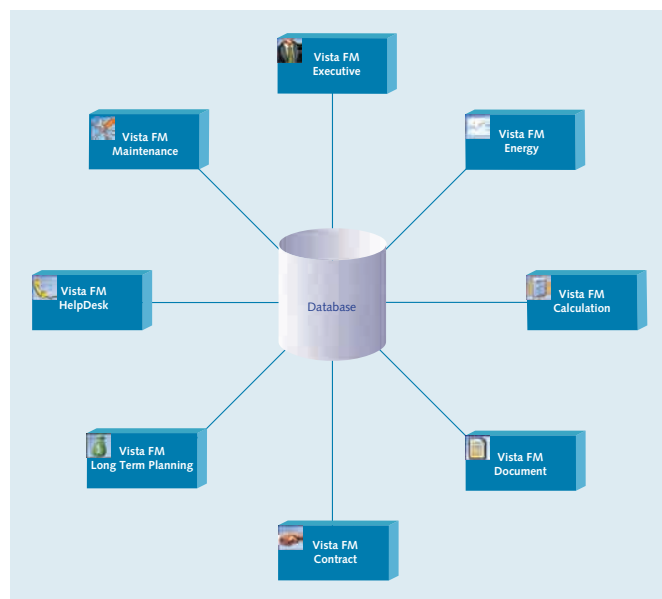
Plan and implement preventive maintenance programs for all buildings, technical systems and equipment.

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

Part Numbers

TAC Vista FM Maintenance 0-008-8081-0
TAC Vista FM Web Maintenance 0-008-8101-0



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

Part Numbers

TAC Vista FM HelpDesk 0-008-8082-0
TAC Vista FM Web HelpDesk 0-008-8102-0
TAC Vista FM Web HelpDesk Req 0-008-8103-0

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

Part Numbers

TAC Vista FM LTP 0-008-8086-0
TAC Vista FM Web LTP 0-008-8106-0

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. Contracts according to e.g. account scheme

- Check dates and other detail controls
- Search and reporting
- Contract parties and contract costs

Part Numbers

TAC Vista FM Contract 0-008-8087-0

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, for example, present:

- the energy cost per square meter,
- which buildings cost the most to maintain,
- how much is spent on reactive maintenance,
- what return was achieved through investments in preventive maintenance etc.

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

Part Numbers

TAC Vista FM Executive 0-008-8089-0
TAC Vista FM Web Executive 0-008-8108-0

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

Part Numbers

TAC Vista FM Energy 0-008-8085-0
TAC Vista FM Web Energy 0-008-8105-0
TAC Vista FM Signature 0-008-8088-0

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

Part Numbers

TAC Vista FM Calculation 0-008-8084-0

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

Part Numbers

TAC Vista FM Document 0-008-8083-0
TAC Vista FM Web Document 0-008-8104-0

LINKS WITH TAC VISTA

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.

REQUIREMENTS FOR THE VISTA FM DESKTOP MODULES

Supported operative system for the FM application:

- Windows NT 4.0, 2000, 2003 or XP (for servers)
- Windows 95, 98, NT 4.0, 2000 and XP (for workstations).
- The database needs one server computer to run the SQL Server server application. Preferred SQL Server version is 7.0 or 2000.

Server Computer Resources

- RAM 512 MB
- 100 MB of hard disk space for the FM database

Client Computers (to be compatible for SQL Server 7.0):

- Windows 2000 contains a newer version of the MDAC setup (2.5) and is already prepared for SQL Server 7.0.
- The MDAC 2.1 contains required support files for using SQL Server 7.0 from the workstations.

REQUIREMENTS FOR THE VISTA FM WEB MODULES

Server Computer Resources

IIS (Internet Information Services), version 4.0 or later.

The web service can be run with IIS 6.0 on Windows 2003 Server.

NOTE: The IIS 6.0 must be set to run in IIS 5.0 mode while running the TAC Vista FM web modules in IIS 6.0.

The requirements for the server running the IIS are the same as for the server running SQL Server.

Client Computers (to be web compatible)

Needs a normal web browser. Supported browsers are Internet Explorer 4.0 and up or Netscape Navigator 4.0 and up. Although these two are mentioned here, any web browser supporting the HTML standard v. 3.2 is possible to use. Some differences between browsers may apply regarding support of CSS (Cascading Style Sheets) which makes the web pages look different in different browsers as they were designed for Internet Explorer.