

SPACE

SPACE: TECH

SPACE: FM + SPACE: TECH SERVICES + SOLUTIONS

*Solutions developed for **maximizing the effectiveness of users, while maximizing the use of assets** be it people, technology, space, furniture, equipment, or services*

Ready made, proven on line tools and systems that provide very specific valuable solutions and together make up the entire SPACE:TECH family of tools to build the most effective knowledge base for the management of assets.

SPACE: TECH Move Add Change SYSTEM: An online solution that tracks from the requests of the users, to and with the technology, communications and space data base systems. Integrates with human resource and security systems databases. Provides a reporting on the full sets of required activities and its impact on the existing portfolio of space. With time line schedule of activities and tracking of implementation team members, and alert reporting on scheduled activities.

SPACE: TECH Reservation, Scheduling and Hoteling SYSTEM: An online reservation system with graphic interface for easy selection of available spaces, for advance reservation of space, space and review capacity.

SPACE: TECH Space Management SYSTEM: An online tool to maximize the use of any CAFM software and AutoCAD documents to provide occupancy and vacancy space data, linking data sources to track the actual population occupying space in the facility portfolio. Scalable to encompass a multi million square foot portfolio to a single site. Encompassed in this tool is not only the information about what did happen but also what is going to happen. From the point of user request, the SPACE Space management system tracks the space demand and the total impact on occupancy of any facility. Graphic interface allow for visualizing impacts in plan and or section.

SPACE: TECH Master Planning SYSTEM: From links to business leaders and the projected changes to the organization at any level of slice through the company, the projection tools provide instant visualization of the impacts of population additions to the space portfolio. It illustrates where in space problems may emerge or identifies where opportunities exist. It lets you look at the world of space in any time frame forward, from today through the next decade. Graphic interface allow for visualizing impacts in plan, or section within existing properties and in diagrammatic forms for planning the future.

SPACE: FM + SPACE: TECH SERVICES + **SOLUTIONS**

OPERATES WITH MICROSOFT PRODUCTS: SQL SERVER, NT, SML, AND .NET TECHNOLOGIES

RAPIDLY IMPLEMENTATION

COST EFFECTIVE

AVAILABLE IN STANDARD PACKAGES

EASILY MODIFIED TO FIT UNIQUE NEEDS

SECURE

UNLIMITED EXPANSION

PROVEN PERFORMANCE

INTEGRATES HR, IT, FINANCE, SECURITY AND OTHER DATABASES

WEB BASED

ELIMINATES DATA RE-ENTRY

RETAINS EXISTING SOURCE DATABASES

CONNECTS DISPARATE PARTS

SUPPORTED BY INDUSTRY KNOWLEDGEABLE OUTSOURCE IMPLEMENTATION TEAMS

SPACE: TECH SOLUTIONS

MAKES REPORTING SIMPLER, FASTER

MAKES DATA TRUSTWORTHY

MAKES KNOWLEDGE ACCESSIBLE

MAKES SPACE:TECH A VALUABLE ASSET

SPACE: FM + SPACE: TECH SERVICES + SOLUTIONS

*A single source of **Facility and Information Technology Implementation services***

CONSULTING to provide FM + ITM tool implementation and ongoing implementation

- System Audits
- Software analysis
- Process Management
- Process design and development
- Connectivity and Integration
- Data Integrity: Loading, linking, editing, correcting
- Reporting on historic, current, pending future demands or needs
- Document Management
- Outsource services

INSTALL, LOAD, AND MANAGE SPACE:TECH tools for on line facility process management:

- Move Add Change
- Space Reservation
- Hoteling
- Space Management
- Pending Move Management
- Master Planning
- Work Order Management

INSTALL, LOAD, AND MANAGE real estate and facilities technologies

- CAFM
- Lease Management
- Data Management
- Asset Management

LINK EXISTING SYSTEMS for fast, cost effective data base integration via proprietary solution (WEBGLOO)

- Enterprise
- Finance
- CAFM
- Maintenance
- Security
- Real Estate
- IT
- More

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APPLICATIONS EXPERIENCE

3Com	1 MSF
FM System Audit	
Organizational Recommendations to improve CAFM Operations	
Facility Management Team Process Audits	
AT&T	30 MSF
FMIS System Outsource Management	
Data Loading and Reporting	
Occupancy Tracking, Monthly Reporting	
On-site Move Add and Change Support	
44 States	
Blue Shield of California	2 MSF
RE/Workplace Process Audit	
SPACE KI Application	
Integration of HR, IT, Security, Telecom with Facility Data	
Occupancy Reporting	
Extreme Networks	0.75 MSF
On line RE/Facility Process Workshop	
FM System Consulting	
Move Add Change Management	
On-site Facility Management Services	
Immunex/Amgen	1.5 MSF
FMIS System Outsource Management	
Data Loading	
Occupancy Reporting	
Lucent Technologies	4.0 MSF
FMIS System Outsource Management	
Data Loading	
Occupancy Reporting	
Site Master Planning	

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APPLICATIONS EXPERIENCE

Novartis

2 MSF

Data Gathering and Uploading
On line Move, Add Change Management Process Design
On Line Master Planning
HR, IT, Security, Telecom and Facility Data
Integration
Occupancy Reporting

Ortho McNeil

2 MSF

Data Gathering and Uploading
On line Move, Add Change Management Process Design
On Line Master Planning
HR, IT, Security, Telecom and Facility Data
Integration
Occupancy Reporting

SPL

0.5 MSF

FMIS System Outsource Management

Data Loading
Occupancy Reporting

Qwest

10 MSF

FMIS System Outsource Management

Data Loading
Occupancy Reporting
On-site Move, Add Change and Planning Services
Occupancy Tracking

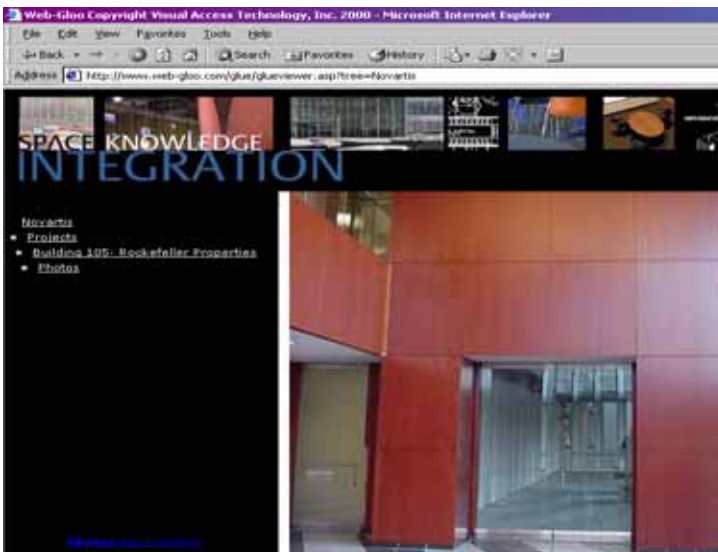
Verizon Wireless

6 MSF

Data Loading
Data Upkeep
Occupancy Reporting

NOVARTIS

OCCUPANCY AND SPACE MANAGEMENT



Novartis Location Walker

Bldgcode	Floorcode	Rmid	Group	Spcode	SpaceType	Capacity	Occ	Area	Rm_Code
101	01	109			X-CRC-S	0	0	1,092	101-109
101	01	100M			X-CRC-S	0	0	300	101-100M
101	01	100F			X-CRC-S	0	0	462	101-100F
101	01	113			X-CRC-P	0	0	902	101-113
101	01	132G			X-CRC-S	0	0	448	101-132G
101	01	100E			X-CRC-P	0	0	548	101-100E
101	01	110A			X-CRC-S	0	0	264	101-110A
101	01	120			X-CRC-P	0	0	435	101-120
101	01	103	4796		P-OFFC	2	3	197	101-103
101	01	104	4796		P-OFFC	2	2	161	101-104
101	01	132	6413		S-SUPPOR	0	6	716	101-132
101	01	105	4719		P-OFFC	2	1	154	101-105
101	01	106	4794		P-OFFC	2	3	163	101-106
101	01	107	4704		P-OFFC	2	1	279	101-107
101	01	109A	0001		P-WKS	1	0	94	101-109A

Building Photos

Photname	Description
	Back Terrace-1, 3rd Flr
	Back Terrace-2, 3rd Flr
	Back Terrace-3, 3rd Flr
	Back Terrace-4, 3rd Flr
	Cafeteria Entrance, Plaza

PROGRAM

On line application of solution improve the overall occupancy of the portfolio, proving a 7% improvement in space occupancy within 3 months of tool use and a significant reduction in resources to managed the occupancy tracking process

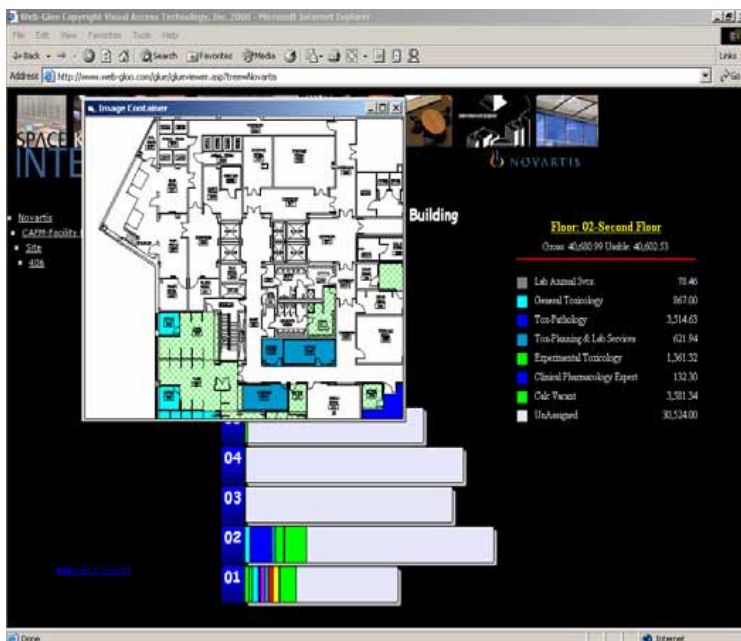
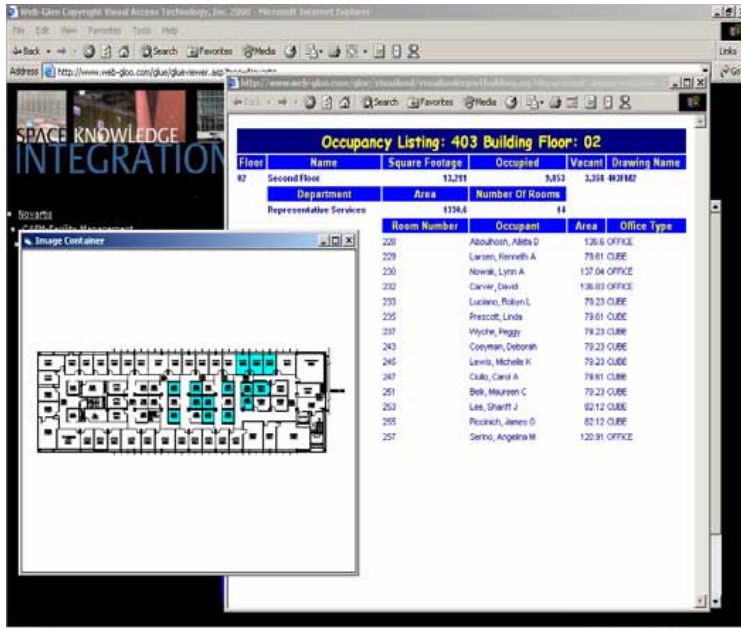
BENEFITS & GAINS

- Occupancy and vacancy
- Space conditions
- Pending user needs via on line work order requests
- Master planning tool based on future projections of need

Facility survey tools

NOVARTIS

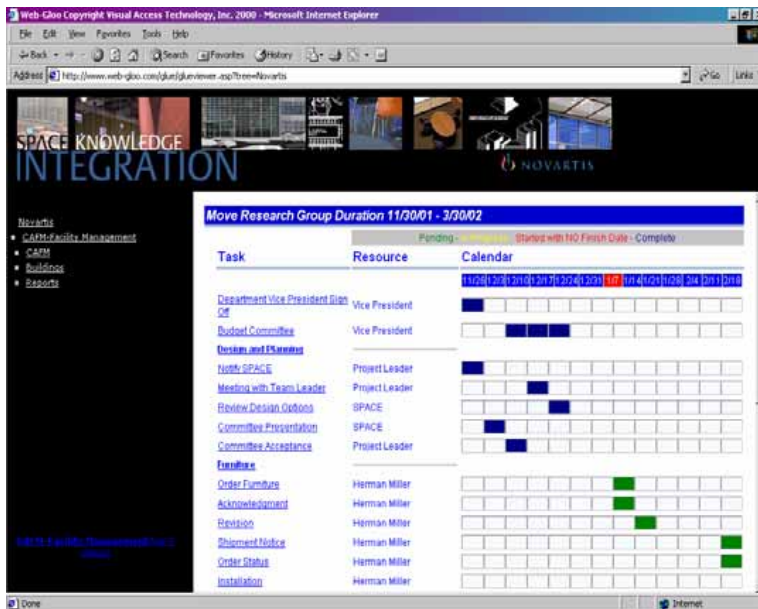
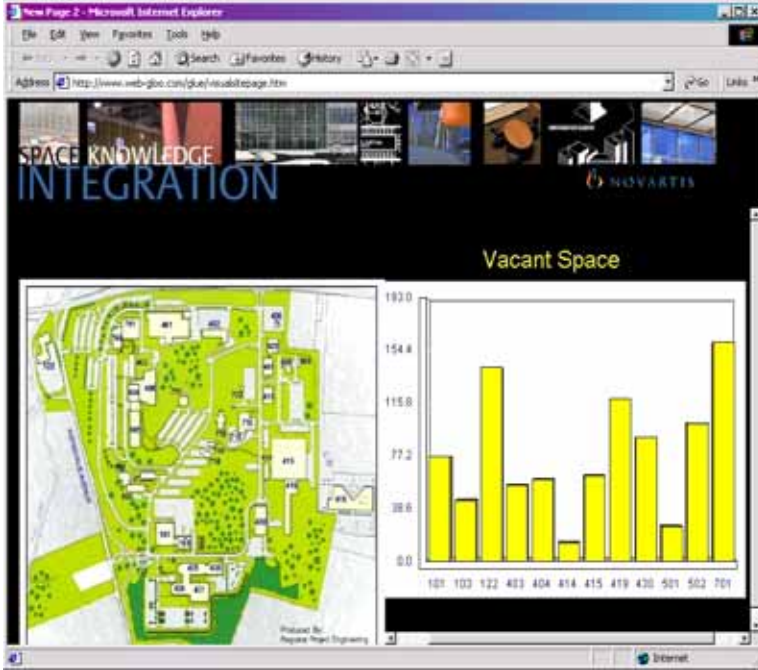
OCCUPANCY AND SPACE MANAGEMENT



Planning and occupancy data available at all levels with varied graphic formats for display

NOVARTIS

OCCUPANCY AND SPACE MANAGEMENT



Information reporting at summary levels to understand total occupancy. Organization ordered by tree structure and documents accessed via Microsoft project

NOVARTIS

OCCUPANCY AND SPACE MANAGEMENT

Microsoft Excel - PlanningMasterPlans

File Edit View Insert Format Tools Data Window Help

Master Planning Analysis for Building 701 Building

FLOOR AREA					HEADCOUNT CALCULATIONS		
Floor Code	Green Area SOFT	Usable Area SOFT	Rate	Assignable Area SOFT	Rate	Cubicle S.F.	People Office
GR	31,032	21,106	68.01%	9,751	31.46%	6,345	79
1	24,889	19,487	78.93%	16,560	67.07%	10,754	135
2	13,267	10,223	77.06%	8,585	64.64%	4,280	54
3	13,295	11,030	82.96%	7,105	53.44%	4,619	58
4	13,238	10,996	83.07%	7,377	55.73%	4,795	60
5	13,236	10,995	83.05%	7,062	53.35%	4,590	57
6	13,237	11,829	89.80%	7,190	54.32%	4,673	58
7	12,950	10,956	85.27%	6,790	52.84%	4,413	55
PH	4,504	4,504	100.00%	0	0.00%	0	0
Totals	139,750	111,188		68,431		44,480	556

Projected Occupancy based on department growth	Base Year	1	2	3	4	5	6	7	8	9	10
USF Area	111,188	111,188	111,188	111,188	111,188	111,188	111,188	111,188	111,188	111,188	111,188
USF Occupancy	87,136	87,825	88,672	89,609	90,647	91,803	93,095	94,545	96,178	98,057	100,189
USF Unused	24,052	23,363	22,515	21,579	20,541	19,385	18,093	16,643	15,010	13,131	10,999
% Occupied	78.37%	78.99%	79.75%	80.59%	81.53%	82.57%	83.73%	85.03%	86.50%	88.19%	90.11%

Floor	Group	Description	USF Actual	Growth Factor	USF Year 1 Growth Factor	USF Year 2 Growth Factor	USF
GR	0009	Reserved	339.79	0.00%	339.79	0.00%	339.79
GR	3001	MAINTENANCE SVCS-E.H.	992.37	0.00%	992.37	0.00%	992.37
GR	4201	MARKETING OPERATIONS ADMIN	64.48	0.00%	64.48	0.00%	64.48
GR	4310	HEALTH ECON. & OUTCOMES RSCH	65.35	0.00%	65.35	0.00%	65.35
GR	4382	E-MARKETING	1,027.36	0.00%	1,027.36	0.00%	1,027.36
GR	4307	E-BUSINESS	99.75	0.00%	99.75	0.00%	99.75
GR	6225	VOICE/VIDEO	96.54	0.00%	96.54	0.00%	96.54
GR	7702	PUBLIC RELATIONS	96.54	0.00%	96.54	0.00%	96.54

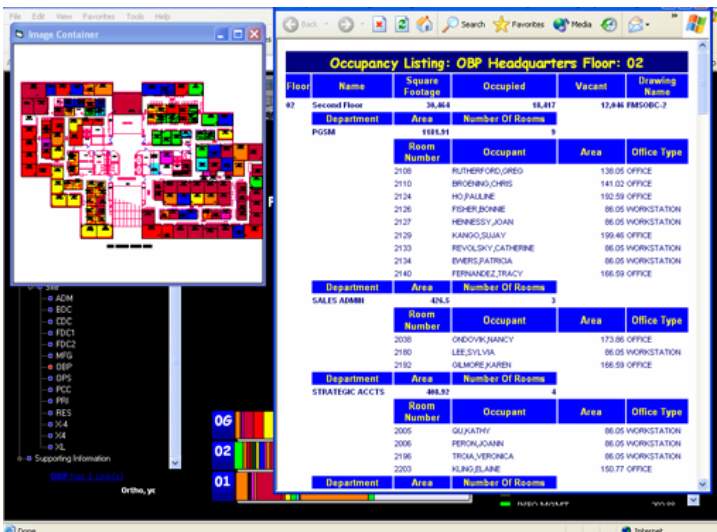
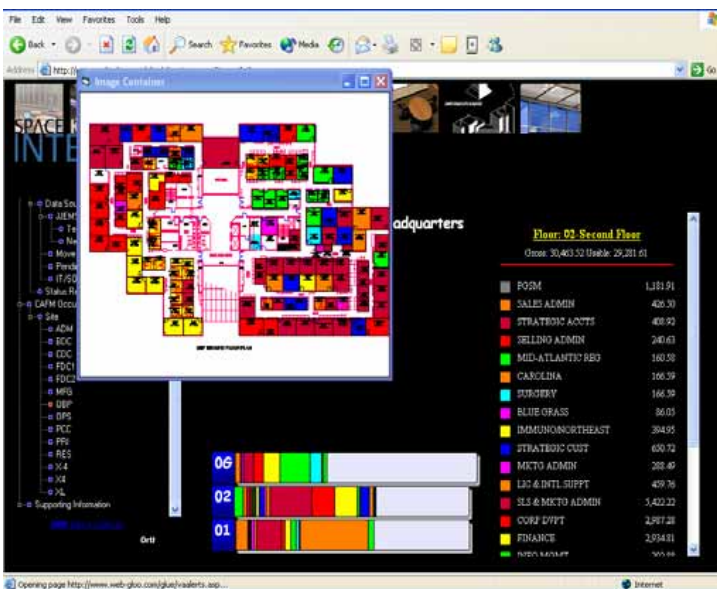
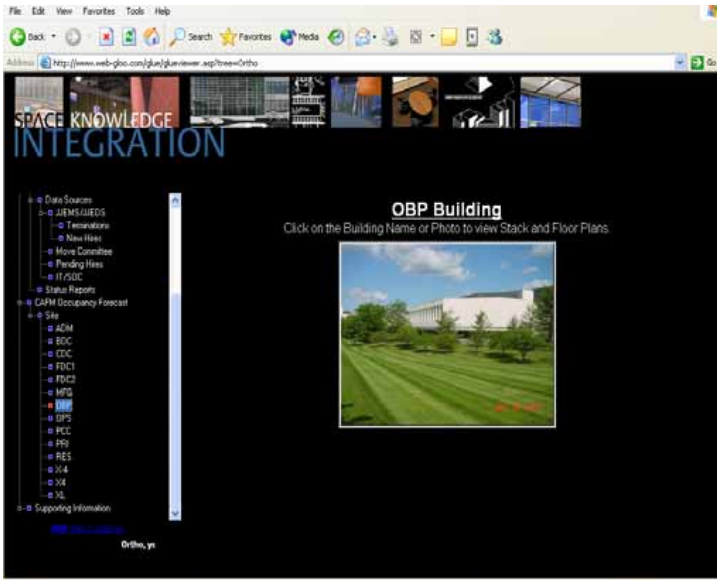
Microsoft Internet Explorer

Address: http://www.web-gis.com/gis/gisviewer.asp?tree=novartis

Projection tools with application to portfolio to understand impacts to portfolio at any time in the future for any variation on demand

ORTHO MCNEIL

OCCUPANCY/VACANCY MANAGEMENT



PROGRAM

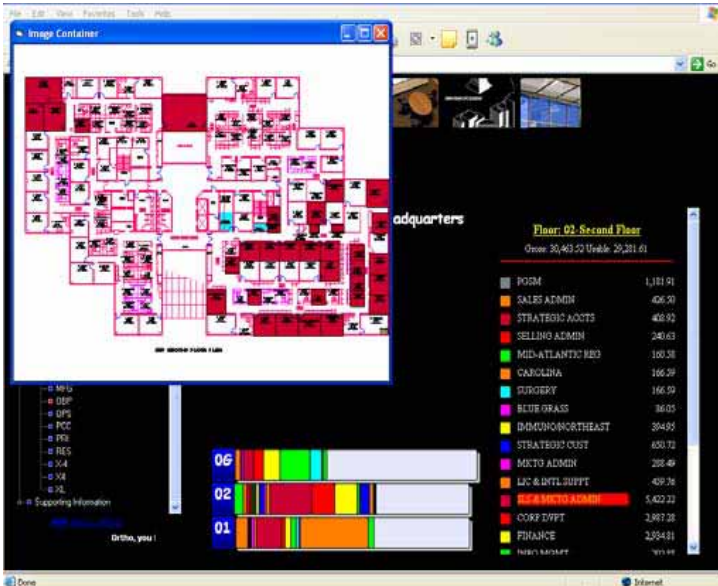
On line Occupancy and vacancy tracking solution, to develop accurate reporting on the real availability of space. Taking back from the users the management of the space occupancy by having real data about the actual use of the facilities.

BENEFITS & GAINS

- 7% reclaim of space
- Improved knowledge regarding space
- Actual knowledge of day to day occupants on site

ORTHO MCNEIL

OCCUPANCY/VACANCY MANAGEMENT



Occupancy Management Summary

Display All Active Transactions Friday, May 31, 2002

Transaction	Description	Count
Move	Move Committee Spreadsheet	10
New Hire	31EMS Data	50
Pending Hire	Human Resource Input	1
Termination	31EMS Data	2

Data available at all levels, to the details of what is in each space, to the number of new hires are pending in the system and awaiting a space allocation



SPACE



COST: EASY

For More Information and online Demos
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