



**F.R.S.**

**FACILITY RESOURCE SERVICES, LLC.**

Presents



Facility Resource Service LLC  
4798 S. Fla. Ave PMB 308  
Lakeland, FL 33813  
FL Phone: 866/395-3181  
NJ Phone: 866/465-3686  
FL Fax: (863)-701-0338  
[www.FacilityResourceServices.com](http://www.FacilityResourceServices.com)



## **TABLE OF CONTENTS**

<b>Facility Service Products we provide</b>	<b>4</b>
<i>Facility Services we provide:</i>	4
<i>Software Services:</i>	4
<b>CO-FIXS Introduction</b>	<b>5</b>
<i>PM Generator:</i>	6
<i>Reports:</i>	6
<i>PM Task Library:</i>	7
<b>Our CO-FIXS iConnect (ASP) Solution</b>	<b>8</b>
<i>Reasons for Using our ASP Services:</i>	8

# Facility Resource Services, LLC.

## Facility Service Products we provide

**Computerized Facility Information Exchange Solution (CO-FIXS).**

- We are a Computerized Maintenance Management System Provider (CMMS/EAM).
- CO-FIXS is our complete Enterprise CMMS/EAM.
- CO-FIXS-Lite is our full version CMMS/EAM
- CO-FIXS iConnect is our (ASP) Web based solution.

### ***Facility Services we provide:***

- Training for your (CMMS/EAM) solution on-site or at our site.
- (CMMS/EAM) setup Process, Procedure and Implementation.
- Software support for your (CMMS/EAM).
- Maintenance Consulting. (Assist in the organization of your maintenance department operations and Preventive Maintenance program.
- Facility Commissioning (Assist in the commissioning of New construction and Renovations of Commercial buildings).

### ***Software Services:***

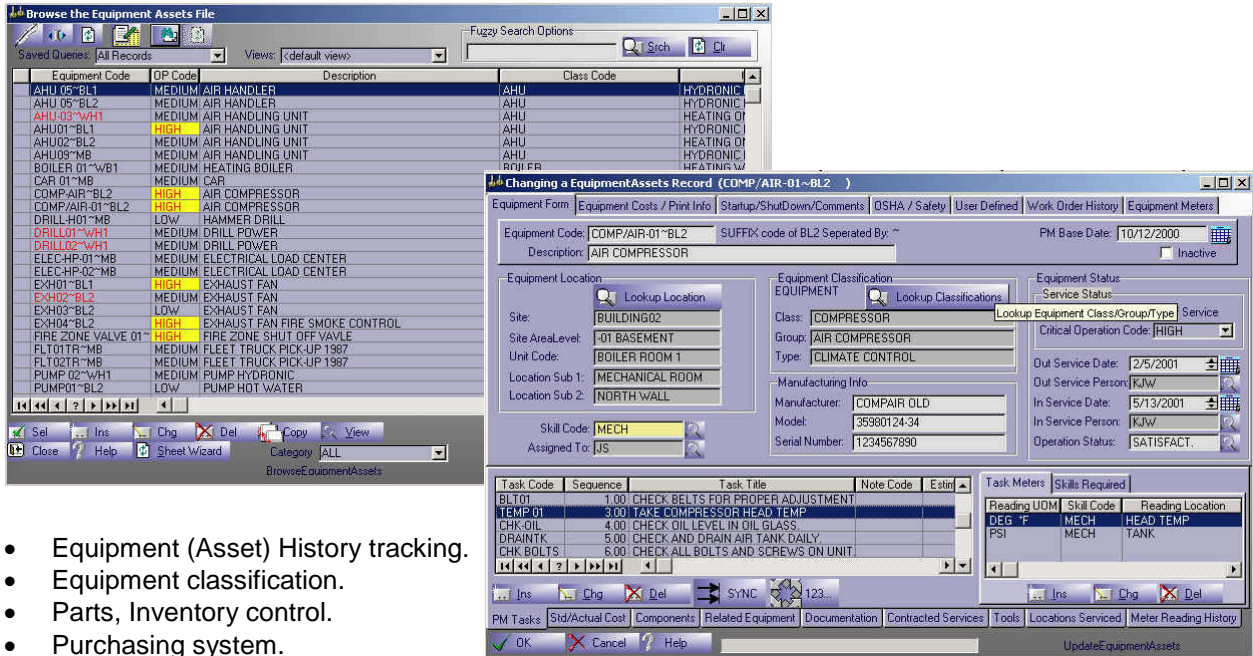
- Database Conversion Assistance from legacy systems to CO-FIXS.
- Custom Software Modules Written just for your Facility.
- Over 40 Years of Mechanical and Software Engineering Experience at your fingertips.
- Version Updates Available As Enhancements are added based on feedback from our customer base.
- ASP Based Systems with (Zero) IT Infrastructure Impact.
- CO-FIXS iConnect

# CO-FIXS Introduction

**CO-FIXS** is a computerized maintenance management system (CMMS/EAM) tool that will help you control and organize your maintenance and facility operations. CO-FIXS with its quick start setup will help you get started and continue to go at a pace that you control, or go for it and build your database so you can optimize the power of our fully integrated system.

With on the fly database addition and changes, you can move through the system without slowing down to go back and add information in different areas of the database.

**CO-FIXS** is a professional tool that can be used in all levels of your facility operations.



- Equipment (Asset) History tracking.
  - Equipment classification.
  - Parts, Inventory control.
  - Purchasing system.
  - Work Order Classifications.
  - Employee and Contractor Labor cost and history tracking
  - Forecasting PM impact ratio on your labor force.
  - Running quick reports to identify problem areas.
  - Using fuzzy search to get important information quickly.
  - And using the quick start process to get going fast.
  - Table/Form driven navigational approach.
  - Data collection data forms that match input screens.
  - On the fly data management.
  - Security system built-in.
  - View Wizard to help customize your own look and feel.
  - Report Wizard develops on the fly ad-hoc reports.
  - Query Wizard, design and save filtering and selection criteria your way.
  - Xplore pop-up menu, configure, sort and move columns and add colors.
  - Export data tables to HTML Web pages or Excel spread sheets, on the fly.
- Much, Much more...

## PM Generator:

- The PM Generator will give you the ratio of impact to your labor force.
- You will have the power to remove any PM's at this point to help balance your labor force ratio, if you have a shortage of staff at that time.

The screenshot displays the 'PM Generator' software interface. On the left, a window titled 'Browse the TempWorkOrder\_Tasks File' shows a list of tasks with columns for 'Equipment Code', 'Estimated PM Time', 'Allow Gen', 'PM Task', and 'Days'. Below this list, it indicates 'PM Estimated Hours: 29.15' and 'Available Labor Force Hours: 48.00', resulting in a 60.73% utilization rate. A 'Generate PM WOs' dialog box is open on the right, showing options like 'PM Last Date Generated: 8/7/2002' and 'PM Build Thru Date: 8/8/2002'. A 'Hours Summary' bar chart is also visible, comparing 'Hours Avail' (red bars) and 'Hours Needed' (blue bars) across different skills (L-ME, LABO, MEC).

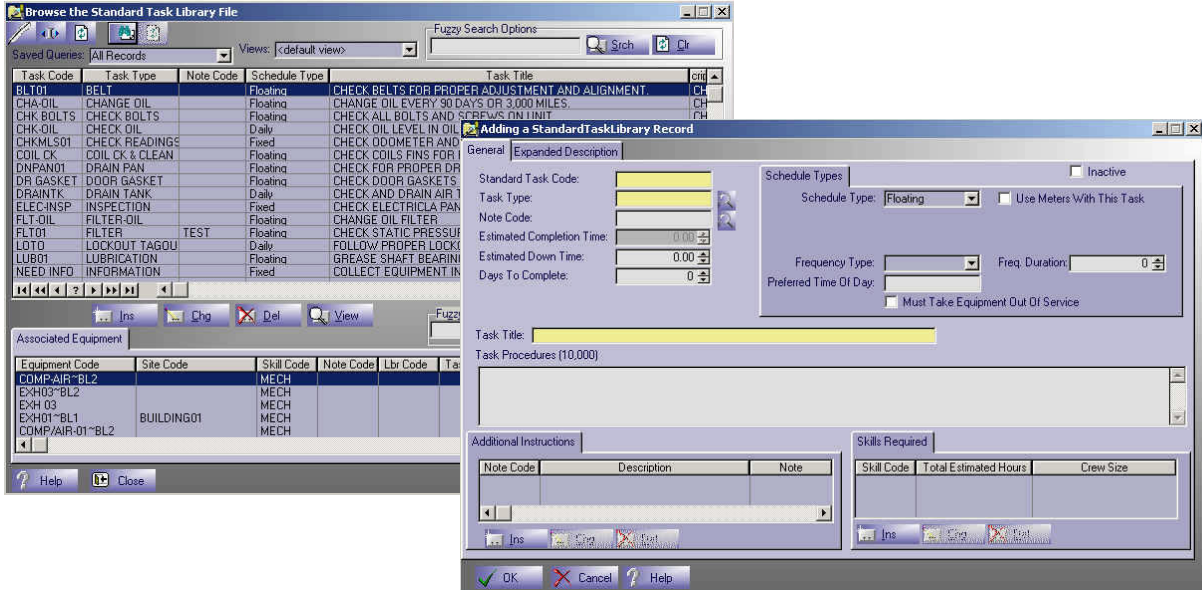
## Reports:

- CO-FIXS has a unique Dynamic Reporting Module giving you the Sorting, Selection and Information retrieval ability beyond any normal reporting system. Just by placing a check mark in a box your report constructed and ready to be printed.

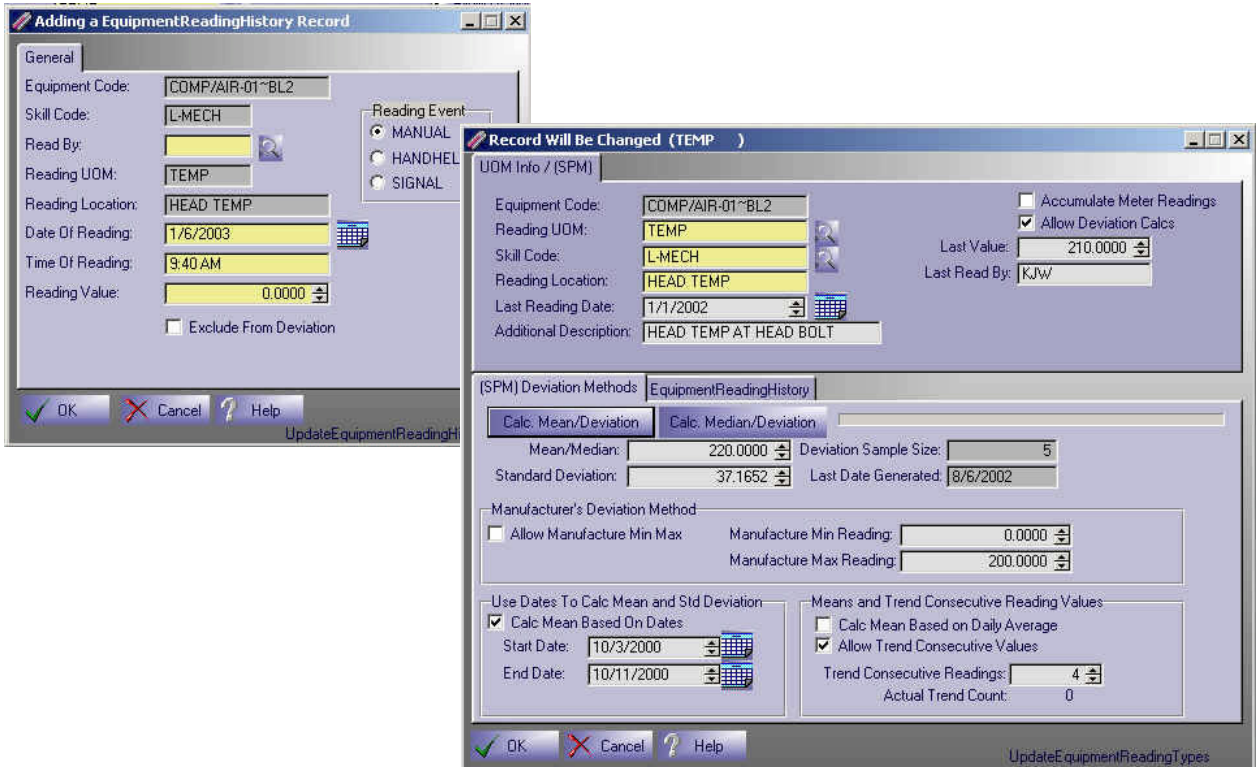
The screenshot shows the 'Select Equipment Report' dialog box with various selection criteria and a detailed report for 'FACILITY RESOURCE SERVICES' equipment. The report includes sections for 'Equipment Meter Reading Types', 'Equipment PM Tasks', 'Equipment PM Tasks: Meters', 'Equipment PM Tasks: Skills', 'Related Equipment', 'Equipment Documentation', 'Equipment Service Companies', and 'Equipment Tools'. The report is sorted by 'Equipment Code' and shows a total of 1 equipment found in this report.

## PM Task Library:

You can setup the PM Tasks to meet the needs of your equipment. With **CO-FIXS** You do not have to use generic PM Tasks that don't meet your specific facility needs.

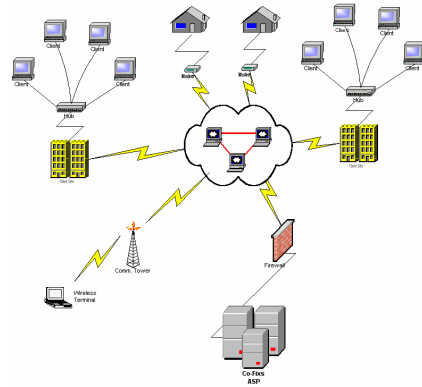


You can also setup meter reading in the PM Tasks. So you can maintain an operating history of your equipment.



## Our Co-FIXS iConnect (ASP) Solution

Application Service Providers represent a new global industry devoted to reliable, predictable and efficient delivery of advanced application services to a broad range of businesses and individual consumers. Facility Resource Services LLC, as your Application Service Provider (ASP) offers access to your **CO-FIXS** application, as well as the associated IT infrastructure and support services, on a subscription basis. We host your application at our remote data center and deliver it to you over the Internet. Our ASP solution is a fixed monthly fee, based on application usage and services rendered, such as additional requirements in hardware, service and support, maintenance and upgrades and number of users.



### Reasons for Using our ASP Services:

- **Primary Benefits**
  - Primary business focus - Free internal resources to focus on core business issues to keep business moving at Internet speed.
  - Shorten implementation cycles - Implement CO-FIXS iCONNECT and upgrades more quickly for faster implementation cycle.
  - Affordable access to technology - Access world-class applications and IT best practices to level competitive playing field.
  - Scalability to meet business growth - Expand operations without waiting for IT infrastructure to catch up; organizations can simply "turn on" CO-FIXS iCONNECT with basically zero infrastructure impact.
- **Supplementary Benefits**
  - Avoid capital investments - Replace capital expenditures with pay-as-you-go operational expenses.
  - Lower cost of entry for implementation - Reduce overall cost of application lifecycle by 35% to 65%.
  - Simplify IT budgeting - Realize more predictable IT support costs.
  - One-stop shopping and support - Offload functions that are difficult to manage (Servers, Networks, OS Management, Application Upgrades).
  - Greater IT predictability - Reduce investment risk in rapidly changing environment.