

**MANHATTAN**

World Leading Software

CenterStone Space Management contains all the tools you need to effectively manage, maintain, plan and report on your facilities, personnel and assets.

## CenterStone Space Management

- ▣ Space Planning
- ▣ Move/Add/Change
- ▣ Reporting

Whether you are a fast growing company in need of a plug-in solution to improve your tactical facility operations, or a large global institution concerned with both tactical field operations and strategic corporate financial management and reporting, Manhattan Software, Inc., has a solution for you.

Manhattan Software offers two solutions for the real estate industry.

The *Manhattan Integrated Workplace Management Solution (IWMS)* is software geared for planning, managing and operating large, complex real estate portfolios, including extensive financial management and reporting tools.

The *CenterStone* technology solution is designed for facility operations including space management and planning, operations, asset management and lease management.

As the market's leading Computer Aided Facility Management (CAFM) solution, CenterStone software helps organizations manage the complete cycle of workplace business processes, from space and facilities to assets, to leases, work orders and operations. CenterStone delivers the strongest combination of integration, collaboration and business value today for corporate real estate and financial executives, facilities and real estate professionals, and business partners.

Unlike other CAFM technology products, CenterStone was developed from the ground up as an integrated, Web-based solution. The CenterStone platform was architected specifically to address the three major shortcomings of traditional tools, namely ease of use, integration, and data access and collaboration.

## CenterStone Space Management

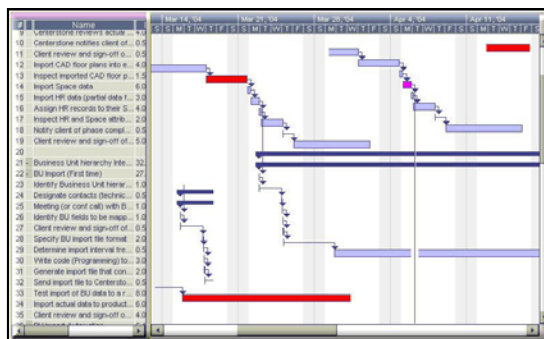
Space is a vital business resource—it is critical for a facility management organization to be able to understand the cost, amount, quality, environmental effectiveness and utilization of all of the space in their real estate portfolio. Manhattan's CenterStone technology is perfect for organizations of all sizes—from those looking to manage a single building, to Fortune 10 companies with over 100,000,000 square feet of space that require an enterprise-wide facility management solution. CenterStone's web-based, integrated CAFM technology can be tailored to meet the needs of your organization—from the global portfolio down to the individual workspace.



Manhattan Software's CenterStone solution offers space planning and management tools that facility managers can use to respond to boardroom and shareholder concerns about cost controls, regulatory compliance, and the effect of facilities on earnings per share. Because CenterStone's space management tools are easily implemented, facility managers will quickly begin realizing the benefits of the software, including a tangible return on investment.

### Space Planning

CenterStone software offers a visual, interactive and configurable way to format, update and report on space information. It allows users to measure space efficiency and quickly identify vacant and underutilized space that can be used for consolidation opportunities or on-boarding of new employees. Web based access to information lets you benchmark facility performance, drill down on space utilization, determine the total cost of occupancy, and compare the availability of space with the business's future demands.



CenterStone space planning tools allow you to:

- Gain accurate and instant visibility of critical facilities information used in decision making.
- Interface with computer-aided design (CAD) systems to associate space, personnel, asset, and EHS data with graphical floor plans and easily update this data with little or no CAD training.

# CenterStone Space Management

## Space Planning

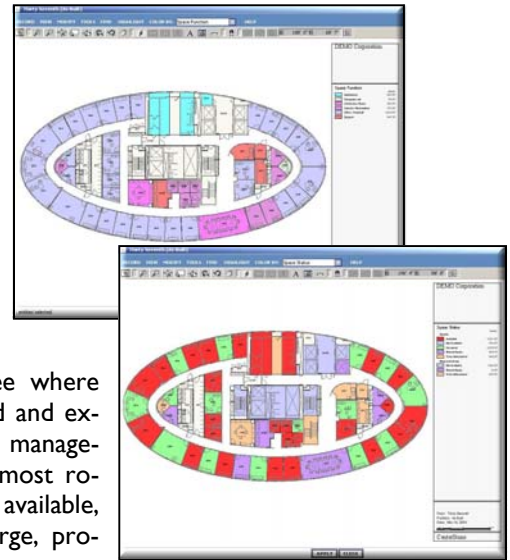
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- Easily collaborate with 3rd party vendors such as interior designers, architects, move management companies and furniture vendors through full compatibility with other CAD systems.
- Comply with BOMA, IFMA, and OSCORE standards.
- Increase accessibility to workplace information used in business continuity planning.
- Increase responsiveness to workplace changes.
- Allocate space more efficiently and report on optimal utilization.
- Work closely with business units to anticipate changes and determine any “stealth growth” that might be happening in the organization.
- Map space availability (including location, condition, utilization, function, attributes and associated assets) with forecasted future demand (type and amount of space an organization may need in the future).

## Move/Add/Change

In today’s constantly changing workplaces high churn rates make the resulting moves, adds and changes (M/A/C) increasingly expensive. Moving a single person often involves a coordinated effort from an interdepartmental team comprised of members from facility planning, IT, telecom, the help desk, a move management company and customer service staff. Recently, IFMA suggested that the per-unit cost averages \$650 for each individual moved.

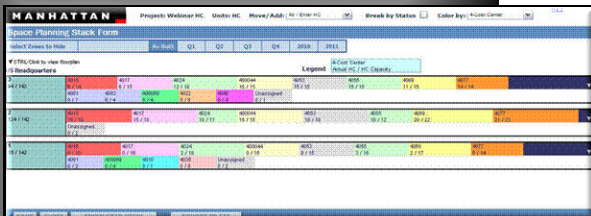
Now consider having to move large groups of workers following a company-wide downsizing, reorganization, merger or acquisition and it’s easy to see where things can get both complicated and expensive. CenterStone’s move management application provides the most robust and easy-to-use solutions available, simplifying single-person and large, project-based moves.



CenterStone’s robust workflow engine manages the process, from initial requests through approvals, execution of moves and post-occupancy evaluations (POE). CenterStone users can quickly design multiple ‘what-if’ scenarios, incorporating plans for relocations, renovations, adjacencies, consolidations and corporate reorganizations – all based on existing information and/or future requirements. This data is then readily presentable to all stakeholders so that informed decisions can be made and plans executed with the utmost efficiency.

### CenterStone M/A/C functionality allows users to:

- Seamlessly plan, manage and execute both tactical small moves, as well as strategic large scale relocations.
- Reduce employee ‘churn’ costs by reducing the number of moves that are executed every year through more effective, proactive space planning.
- Facilitate project tracking, reporting, planning and design.
- Create an unlimited number of proposed (“what-if”) floor plan scenarios to support move planning and disaster recovery.
- Automatically generate move lists with corresponding data on business unit occupation with personnel, assigned assets and inventory selections to locations.
- Distribute work orders for move execution using built-in Operations Management functionality.
- Automate one-person moves using intranet-based requests, or via simple drag and drop actions from human resources lists.
- Create move projects that reflect ‘as built’ or ‘proposed’ portfolios.
- Update M/A/C lists with changes for any phase of a move.



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## Reporting

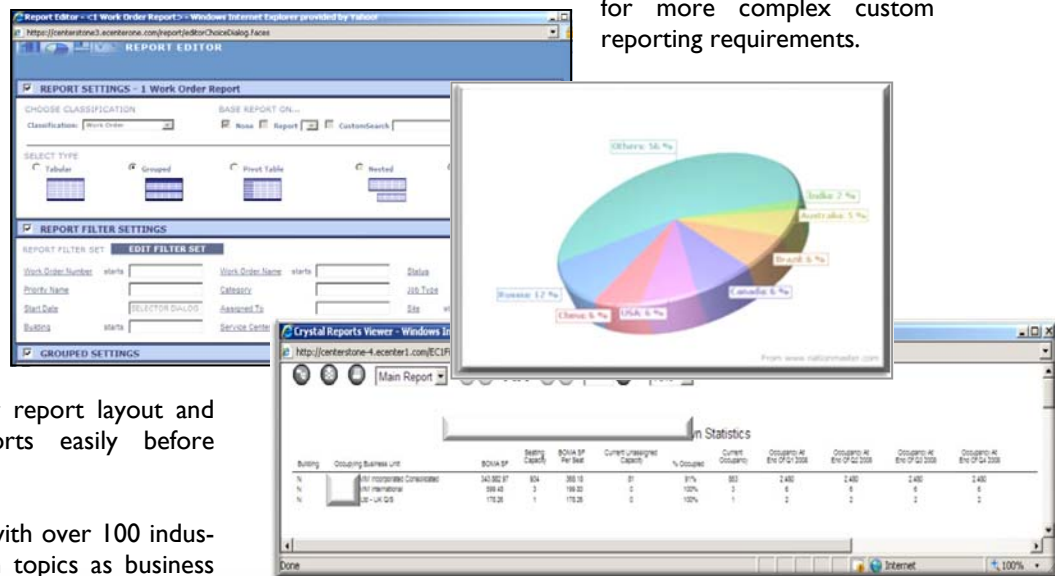
CenterStone's reporting tools let you capture and analyze the data you need to make the right decisions and create a positive impact on your organization's bottom line. CenterStone Enterprise Reporting provides real-time decision support by making critical workplace information available for review in the style and format that you need in order to make better business decisions about your portfolio, lease obligations and operations.

### *Easy to Use, Powerful Tools*

Both novices and experts can create and edit reports on-the-fly that analyze all the available data in the CenterStone database. Enterprise Reporting can be launched from within any CenterStone module at any time. Users have complete control over report layout and formats and can preview reports easily before executing and printing.

CenterStone comes pre-packaged with over 100 industry standard reports covering such topics as business

unit allocation, lease portfolio, BOMA, assets, and work orders and includes extensive ad hoc reporting capabilities and dashboards. Powerful new reporting tools include enhanced search and reporting capabilities, extensive configuration, a Report Wizard for creating reports quickly, and a Report Designer for more complex custom reporting requirements.



## Advantages and Benefits of CenterStone

- **A fully integrated solution** with market-leading functionality to manage all workplace information & processes (space, leases, assets, operations, projects, etc.)
- **Business process automation** accomplished via a state-of-the-art workflow engine that allows clients to build, execute and refine manual internal and collaborative processes
- **Ability to access and analyze** workplace data from disparate data stores and applications in one central location
- **Cross-enterprise integration** for seamless information exchange with Finance, HR and other enterprise systems that drive real estate, facilities and operations.
- **More “out of the box” capabilities**, with fast and easy user configuration, in contrast to the steep learning curve and heavy customization required with competing products
- **Executive dashboards and real-time reporting** to improve insight, planning and decision-making
- **Professional services and solution partners** that provide best practices in deployment and utilization to ensure and accelerate client success
- **Technology innovation and leadership** in platform, product development and industry alliances to drive continuous value for clients.

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