_ioFM

ioFM Product Information

Minimal BIM for Facility Management
ioLabs AG

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_ioLabs ✚

Current FM challenges

We built a missing piece in FM:
a lightweight, model-based tool designed for daily operations. We tackle the following real-world FM problems:

Too Complex for Operations

Traditional BIM platforms are built for design, not for day-to-day facility management. ioFM simplifies BIM to what FM teams actually need.

The Real Costs Are in Operation

70–80% of a building's lifecycle costs come from operation, not construction — that's where efficiency truly matters.

Data Overload, No Insight

FM managers have tons of data but lack usable context. ioFM turns scattered information into actionable, room-centric insight.

Integration Is Painful and Expensive

Connecting CAFM, documentation, and BIM systems often means long projects and high costs. ioFM bridges them effortlessly with ready-to-use FM data.
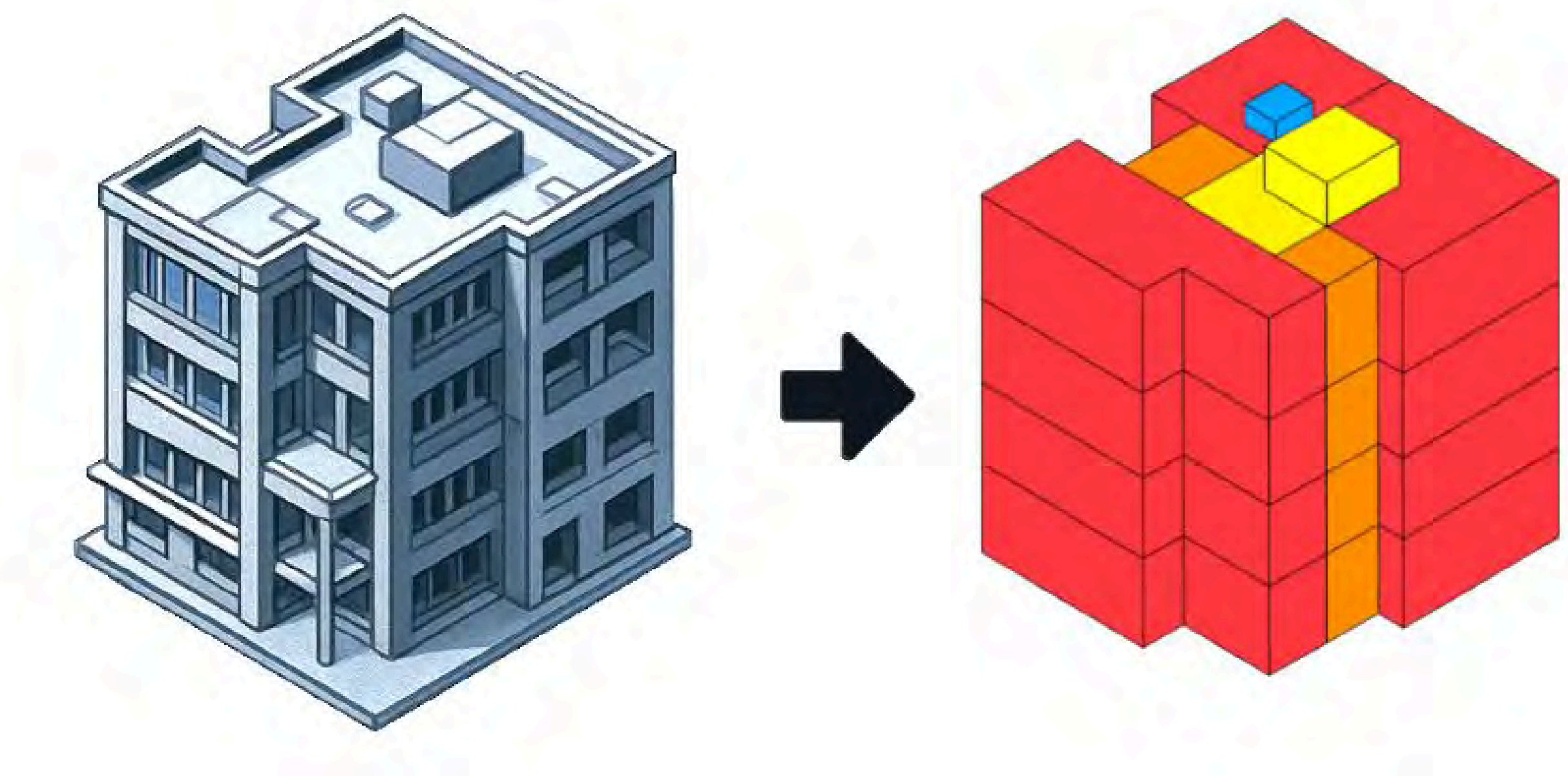
Our solution: ioFM

1. Rapid model creation

ioFM turns your existing materials — 3D scans, plans or combination of both — into a lightweight 3D model with a complete space and area inventory across rooms, floors, and buildings. We create lightweight and functional models at a fraction of the time and cost. Simply upload your inputs to ioFM, and the platform delivers an FM-ready digital baseline within days.

2. ioFM Web App

In our ioFM web app, you can easily visualize these models and use them for everyday FM tasks. With the cloud-based web app, you get browser access to core workflows like asset placement and issue reporting, plus a live Space & Area overview across rooms, floors, and buildings with one-click CSV exports. ioFM integrates with Autodesk Construction Cloud (ACC) and your GIS so data stays in sync.

Simple, functional models, fast and low-cost

What is ioFM: a **minimalist BIM tool** designed specifically for facility management of large portfolios.

ioFM is **built for speed and practicality**: an optimized data model delivers results many times **faster than traditional BIM**, while keeping only the information FM truly needs.

It runs in the **browser**—no installs, access from anywhere—and is API-first for seamless integration with your CAFM stack.

And because it embraces open standards like IFC, your data stays **portable and future-proof**.
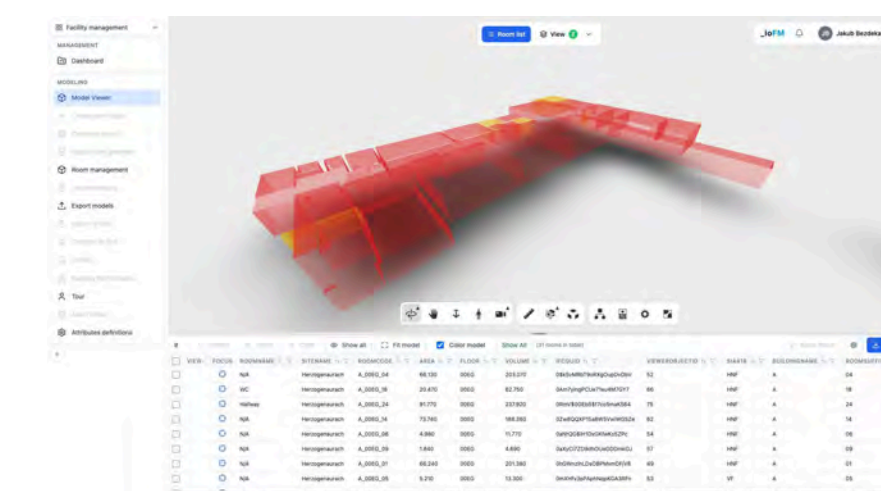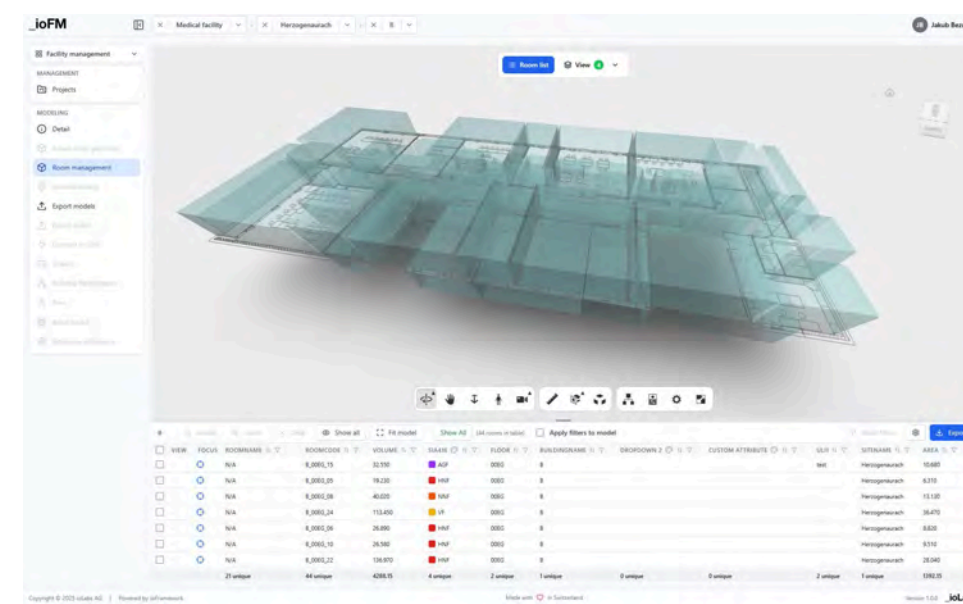
■ FM focused

ioFM brings your building data to life — from calculated rooms and the hierarchical structure of your sites (site, building, floor, room) to floor plans and 3D point clouds — displayed in one model. You can easily switch between these layers to verify dimensions, understand spatial relationships and compare planned vs. built with just a few clicks.

■ Web-based

We create your model as a lightweight, room-centric volume model and upload it directly to the ioFM dashboard. Ready for planning and reporting—immediately usable and shareable.

■ Integrated with Autodesk

Integration with Autodesk Construction Cloud (ACC/BIM 360) is via an API and synchronizes elements—Issues, Assets, Files, and Locations—either regularly or by manual trigger. For large portfolios, ioFM uses staged initial loads and incremental updates so ACC content remains aligned with the Digital Twin.

■ Faster than traditional BIM

Thanks to its optimized data structure, ioFM operates several times faster than traditional BIM systems — delivering usable models in a fraction of the time. With high speed-to-value, you can achieve a fully usable FM baseline within just a few weeks.

From minimal BIM to FM workflows

ioFM focuses on what operations teams **actually need**: structured spaces, assets and simple issue management.

This approach means **lighter files and simpler and faster management** compared to traditional Full BIM workflows.

Common use cases include **issue reporting** directly in the model with precise spatial tagging, **space management** and **color coding**, planned vs. actual **comparison of 3D scans** against floor plans with interactive room tours and **asset management** where equipment can be created, placed, and tracked with linked documents.

All actions can be done quickly and efficiently within ioFM's streamlined interface.
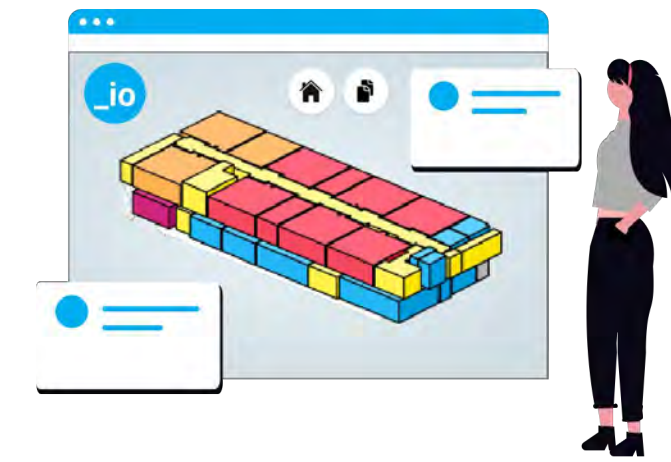
■ How does it work
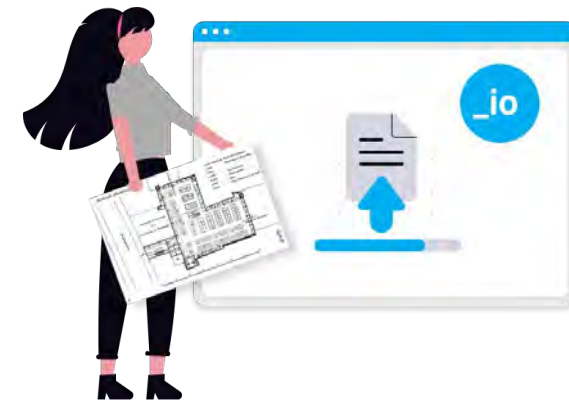
Drop us your data

Floor plans, drawings, historical hand sketches, or 3D-scan point clouds. Whatever you have, we'll make it project-ready and ensure a smooth start.

Receive an offer

You'll receive a quote with scope, fixed price, and delivery time for your lightweight building model—transparent, binding, and tailored to your project.
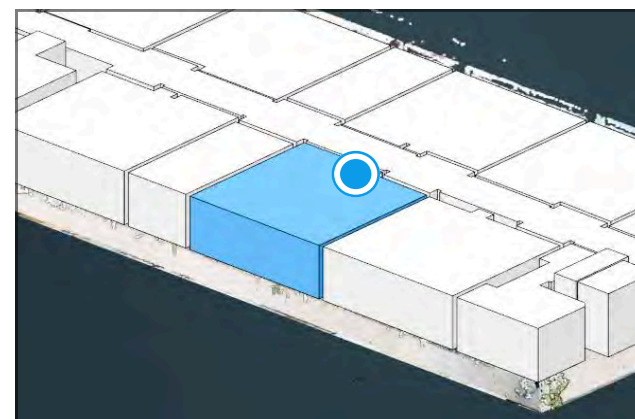
Model creation

We create your model as a lightweight volume model and upload it directly to the ioFM dashboard. Ready for planning and reporting—immediately usable and shareable.
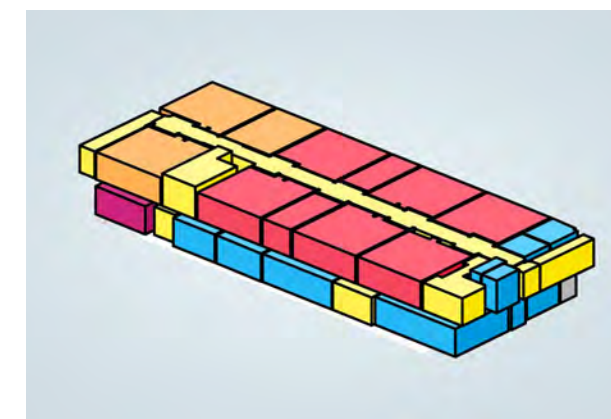
Use ioFM App

Publish it, extend it, or place assets directly in the model. Integrate with Autodesk Construction Cloud or Revit, or export as IFC for your CAD software.

■ Common use cases

Issue reporting

Report issues directly in the model - log tasks instantly and link each to its digital-twin object (room, element, or equipment).

Space management
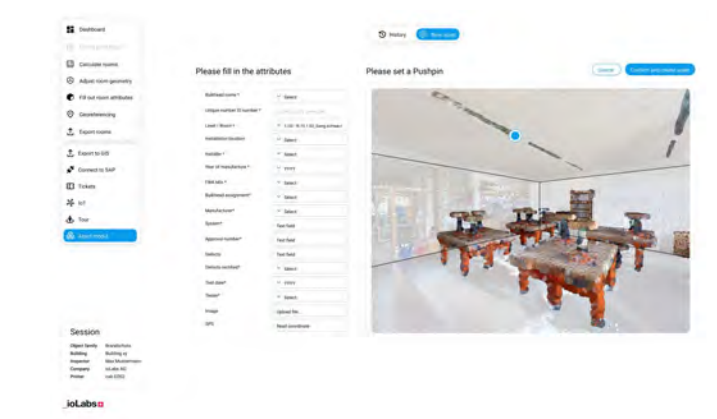
Classify each room according to SIA 416 or a custom classification directly in the 3D model, and assign colors to the individual types.

Planned vs. actual comparison

Combine your 3D scans with volumes to generate immersive, clickable room tours.

Asset management

Create, place, and manage assets directly in ioFM—quickly and efficiently, with location assignment and linked documents.

ioFM in Action

Simple. Fast. Powerful.
Explore the complete ioFM workflow — from uploading scans and drawings to generating a lightweight, FM-ready 3D model you can instantly use.

With ioFM, you can seamlessly **switch between different layers (1)** of your building data — the room-centric volume model, the original floor plans, and 3D point clouds captured on site.

Each room includes its **3D scan (FBX) (2)** as a toggleable layer for asset management. Assets no longer need to be modelled manually – the point cloud shows the current room state and lets you create assets directly from the 3D scan. All assets stay linked to the building model, so every detail remains in spatial context.

Beyond the building level, ioFM lets you visualize all your buildings and sites in a **GIS environment (3)**, giving you spatial context and orientation across multiple locations. This allows you to navigate between sites, and manage your portfolio directly from an interactive map view.
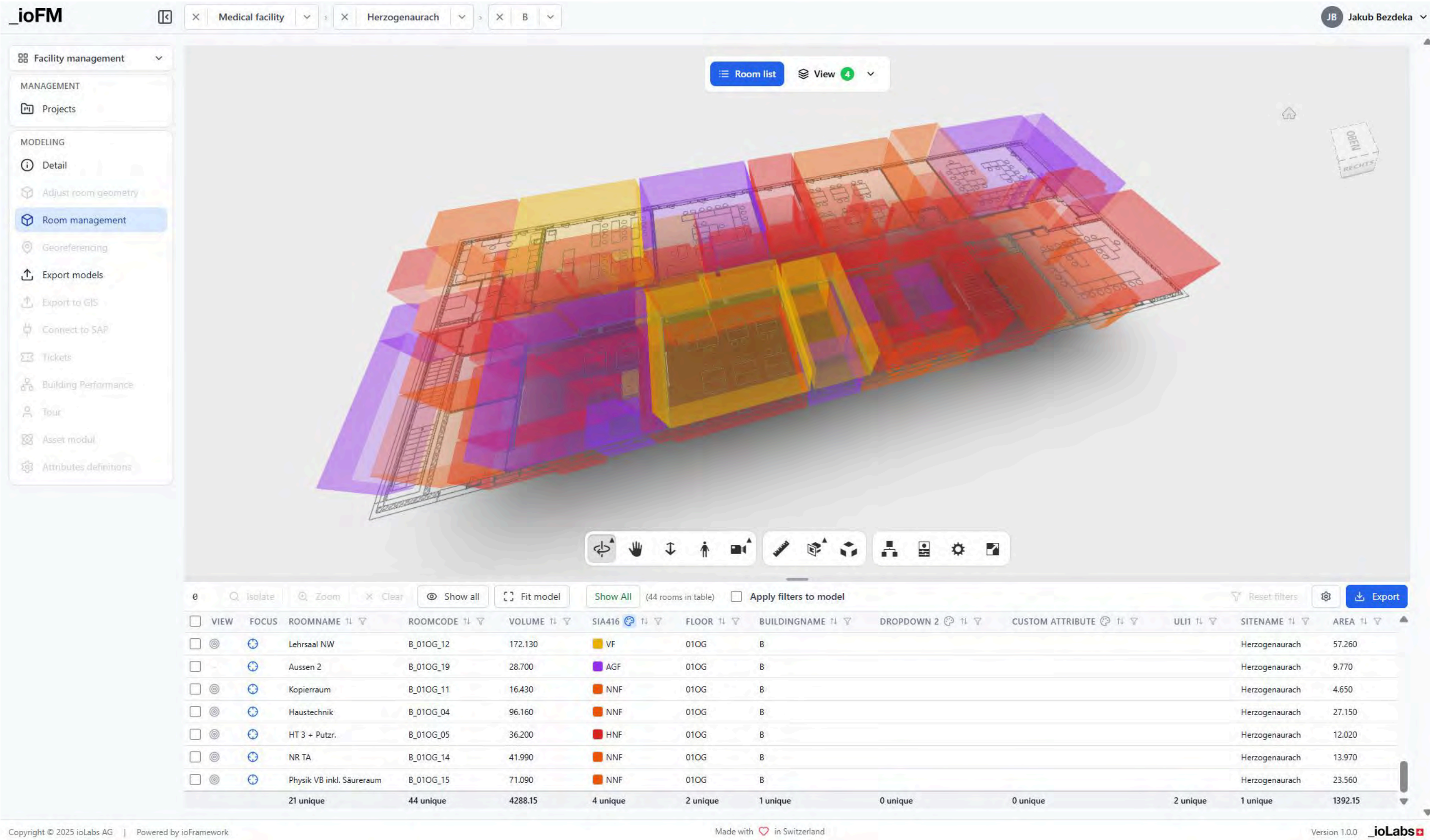
1. Switchable layers in a single model – floor plans, volumetric model and 3D scans
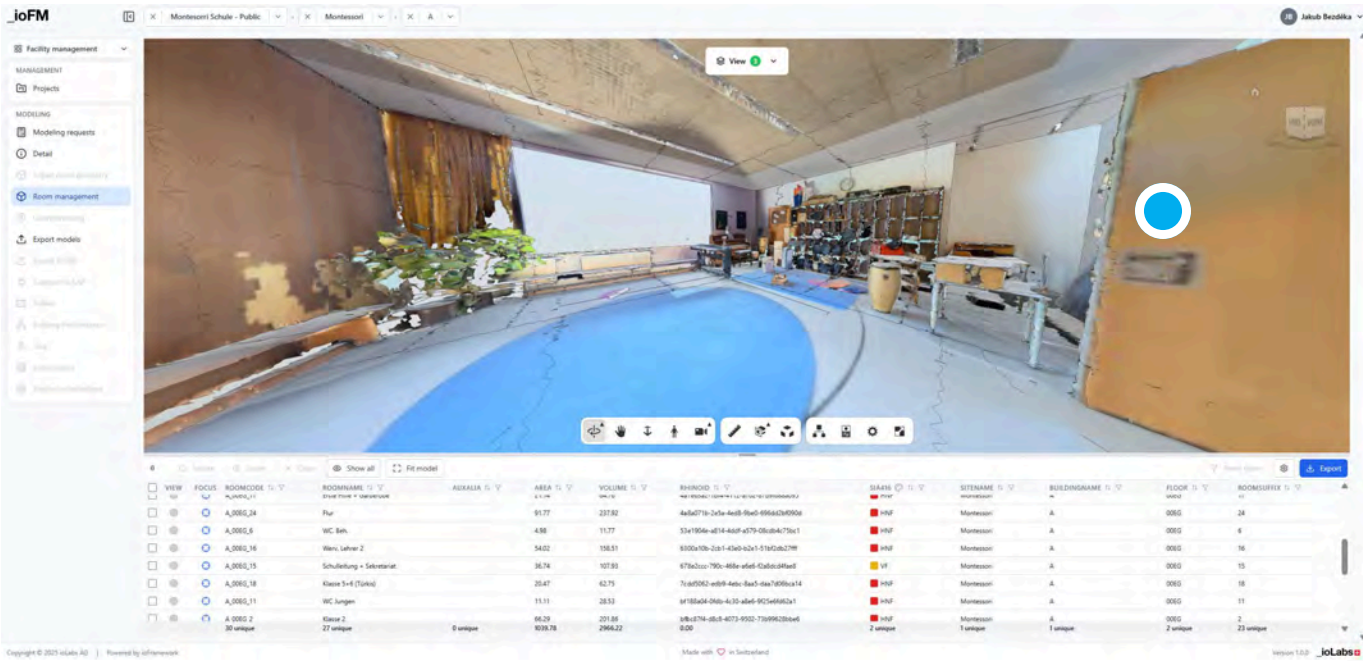
2. 3D scans and asset management

3. GIS environment

Pricing

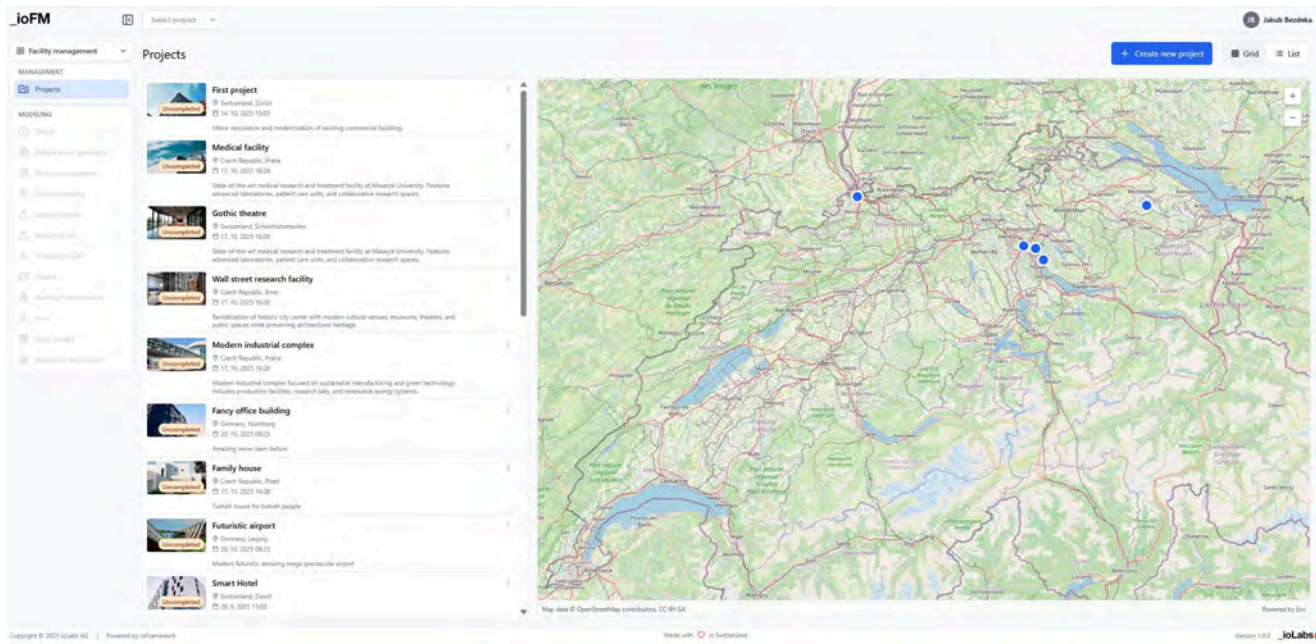We are currently offering **Early bird access** for our first users. You can benefit from lower rates and priority support. In the next phase, we will introduce three packages — **S, M, and L** — which will differ by the number of **buildings managed** and their **total floor area**. All packages will include the following core functions:

- ✓ Upload of the model to the ioFM dashboard
- ✓ Plan and scans import
- ✓ Access to the ioFM dashboard
- ✓ Built-in Space & Area Inventory (rooms, floors, buildings)
- ✓ Esential FM workflows

Create model

from
35
ct / m²

- ✓ **Output:** Lightweight 3D model, space & area inventory (rooms, areas, floors, buildings)
- ✓ **Input:** 3D-scans, sections, floor plans, even hand drawn
- ✓ **Delivery:** Upload inputs to ioFM
- ✓ **Pricing:** The price for creating the model depends on the type of input data you provide and on the total floor area of your building:
  - only 3D-scans: from 45 ct / m²
  - sections an floor plans, even hand drawn: from 35 ct / m²
  - both: from 65 ct / m²

Use App

from
99
€ / month

- ✓ **Access to:** ioFM web app
- ✓ **Core workflows:** asset placement, issue reporting
- ✓ **Space & Area overview:** rooms, floors, buildings; CSV exports
- ✓ **Integration:** Autodesk Construction Cloud (ACC) and GIS
- ✓ Let us create a model for you or upload your existing model.

App subscription packages

Early bird

Available now

Get Early Bird acces - discounted per-m² rate for Model Creation.

- ✓ All basic functions
- ✓ Management of one building
- ✓ Priority Support
- ✓ Discounted access

99
€ / month

Package S

One building. Ideal for teams starting a pragmatic FM baseline.

- ✓ All basic functions
- ✓ Management of one building
- ✓ Up to 10 000 m² total managed floor area
- ✓ Standard Support

Package M

One site, multiple buildings. Ideal for most customers.

- ✓ All basic functions
- ✓ Management of multiple buildings at one site
- ✓ Up to 100 000 m² total managed floor area
- ✓ Priority Support

Package L

Multiple sites with multiple buildings. For large portfolios.

- ✓ All basic functions
- ✓ Multi Site Management
- ✓ Up to 250 000 m² total managed floor area
- ✓ Enterprise Support

ioLabs

ioLabs AG

- AEC agency
- founded in 2017 in Switzerland
- team of 15 software developers,
  engineers and CAD specialists

Clients

- based mostly in the DACH region
- representatives of construction,
  pharmaceutical and engineering industry
- from public as well as private sector

Unique

- first certified Autodesk Forge
  Integrator in Switzerland
- Autodesk Development Partner
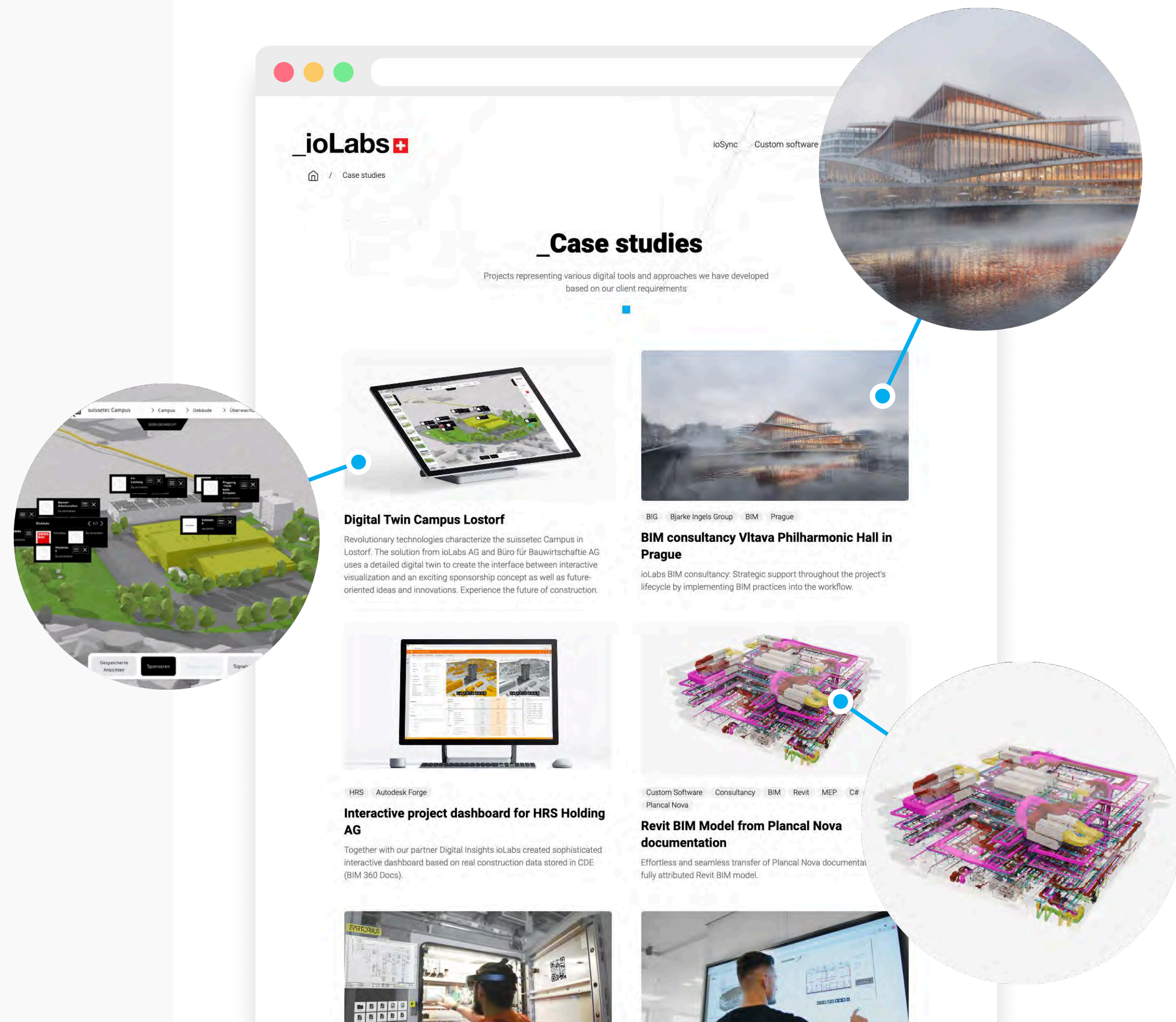- Esri Development Partner

Quality

- ISO 9001 - Quality Management
- ISO 27001 - Information Security
  Management
- Professional business liability insurance

Our projects

We aim to showcase our expertise through a selection of projects that utilize BIM methodologies and custom software solutions. Our projects also incorporate AI and VR. These examples illustrate our approach to integrating various methods and technologies to meet our clients' needs. **See all projects at www.iolabs.ch/en/case-studies.**

Scan to see all
case studies!

_Case studies

Projects representing various digital tools and approaches we have developed based on our client requirements

Digital Twin Campus Lostorf

Revolutionary technologies characterize the suissetec Campus in Lostorf. The solution from ioLabs AG and Büro für Bauwirtschaftie AG uses a detailed digital twin to create the interface between interactive visualization and an exciting sponsorship concept as well as future-oriented ideas and innovations. Experience the future of construction.

BIG   Bjarke Ingels Group   BIM   Prague

BIM consultancy Vltava Philharmonic Hall in Prague

ioLabs BIM consultancy: Strategic support throughout the project's lifecycle by implementing BIM practices into the workflow.

HRS   Autodesk Forge

Interactive project dashboard for HRS Holding AG

Together with our partner Digital Insights ioLabs created sophisticated interactive dashboard based on real construction data stored in CDE (BIM 360 Docs).

Custom Software   Consultancy   BIM   Revit   MEP   C#
Plancal Nova

Revit BIM Model from Plancal Nova documentation

Effortless and seamless transfer of Plancal Nova documentation fully attributed Revit BIM model.

Our services

■ **Custom Software for AEC**

Crafting innovative digital tools as web based and stand-alone apps that cater to the needs of real people and projects, both for the present and the future. Efficient and rapid development for significant budget savings through the usage of own ioFramework.

■ **BIM & Digital Twin**

Enabling the development of digital twins through comprehensive model creation, including the establishment of families and libraries for enhanced digital representation. Consulting and implementing robust BIM processes to enhance project efficiency by simplifying planning and execution - streamlined methodologies have a transformative impact on project success.

■ **Data processing magic**

ioLabs provides advanced data management solutions for the AEC industry, streamlining workflows, enhancing collaboration, and boosting project efficiency. Services include data migration, synchronization, and backup. ioLabs has partnered with organizations like Implenia AG and ETH Zürich to deliver tailored solutions that improve efficiency and project outcomes.
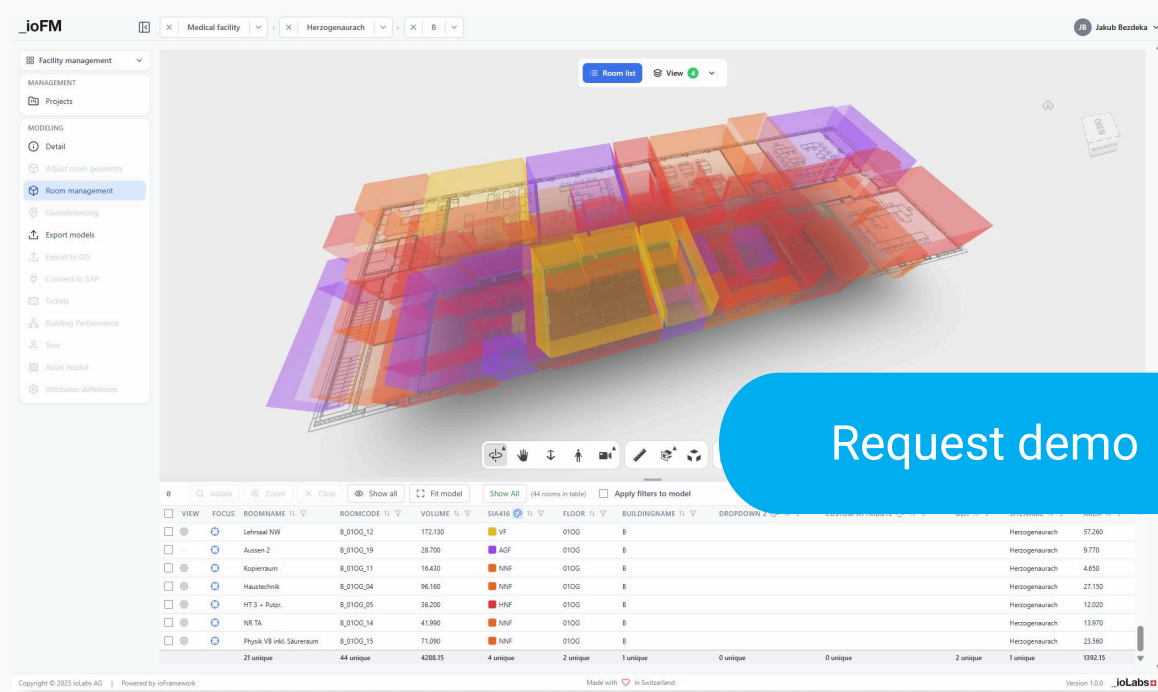
■ **AI-based solutions**

We integrate AI into your AEC and data management workflows to automate tasks, reduce manual work, and speed up delivery. Our services include data management (cleaning, deduplication), process automation (data extraction), sorting and planning support with forecasts and scenario-based analysis.

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Request demo

Experience ioFM with a ready-to-use demo project — explore rooms and point clouds in action. Drop us an email and recieve the demo.

Contact

Ready to transform your facility management? Let's discuss how ioFM can help streamline your operations and provide the insights you need. Send us an email or schedule a call directly using the QR code.

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Schedule meeting	

Partners