

_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

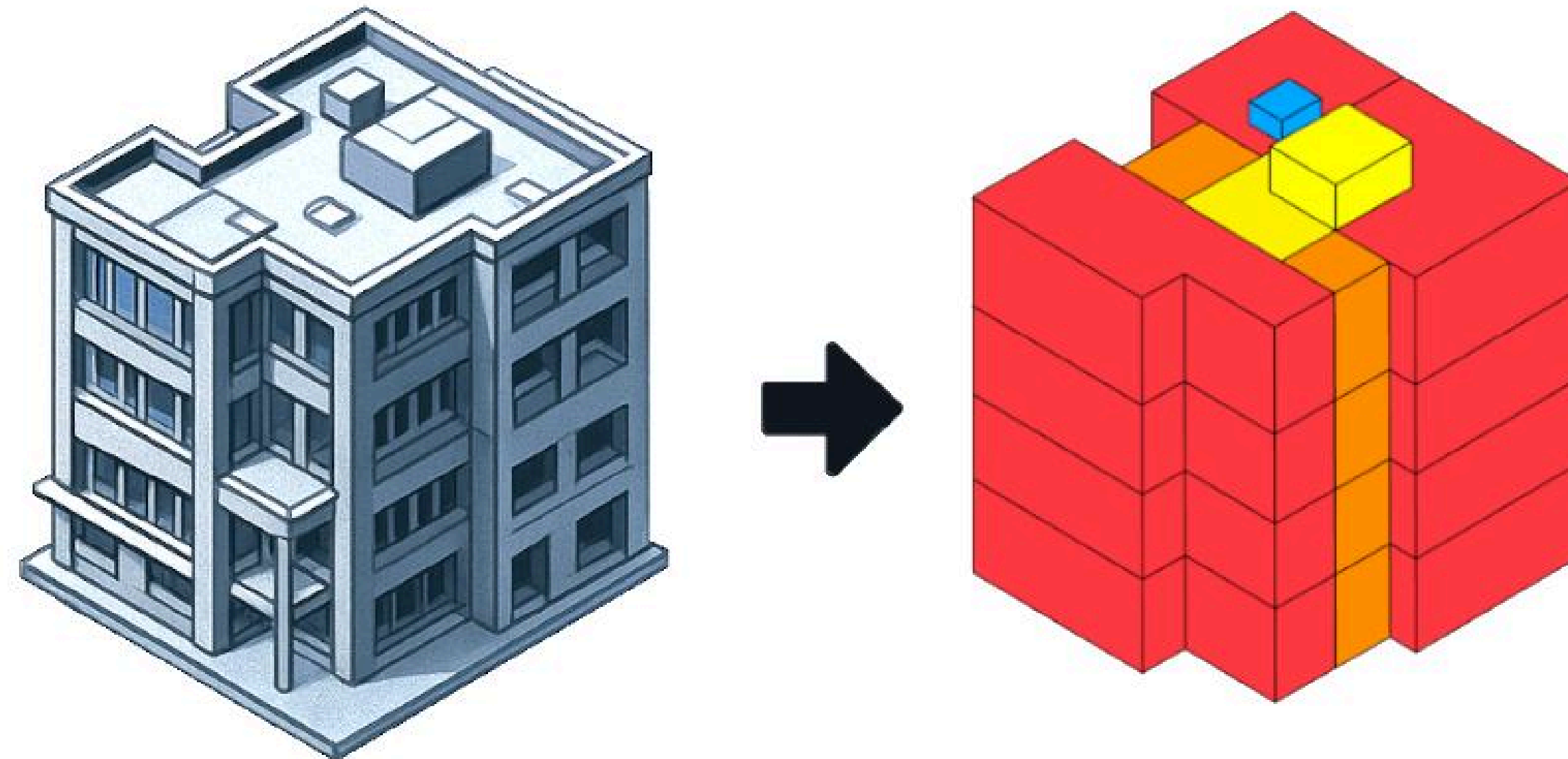
70–80% of a building's lifecycle costs come from operation, not construction – that's where efficiency truly matters.

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.

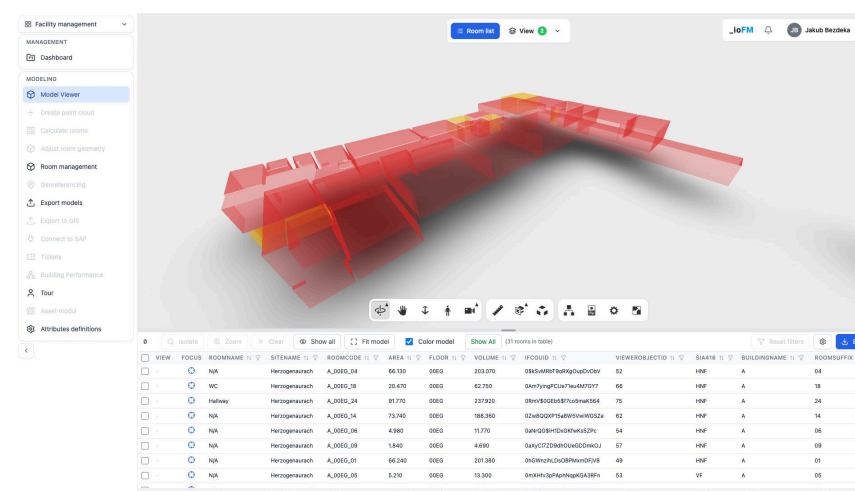
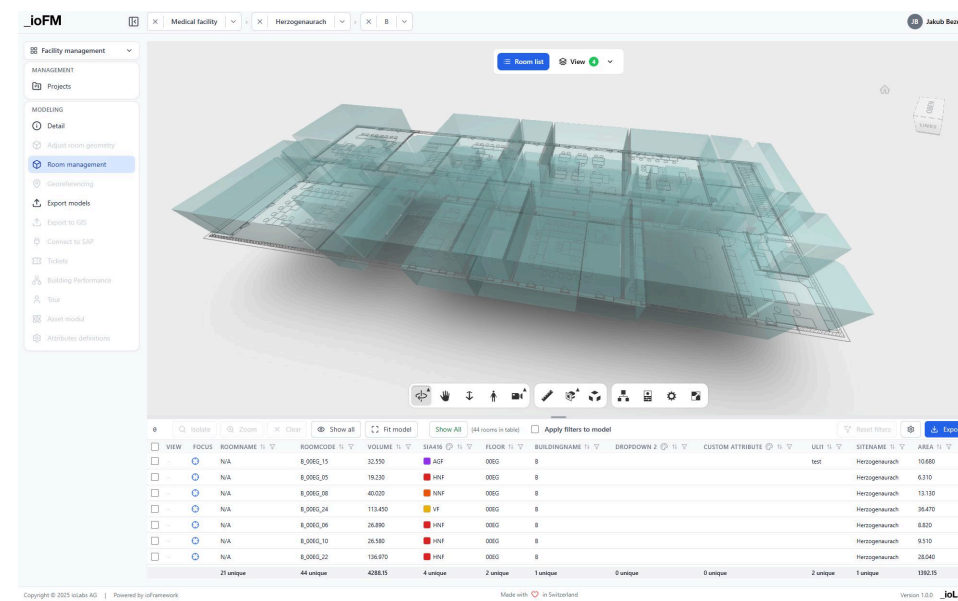
Simple, functional models, fast and low-cost

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

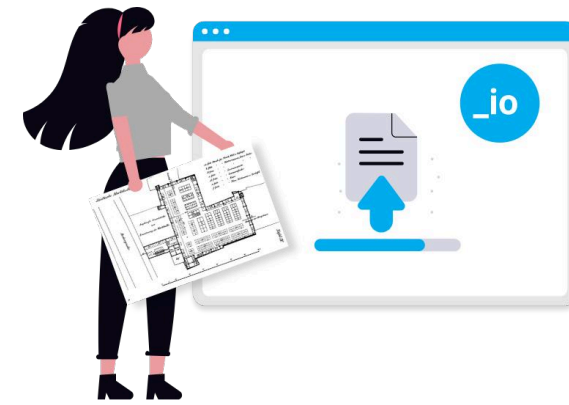
ioFM focuses on what operations teams **actually need**: structured spaces, assets and simple issue management.

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



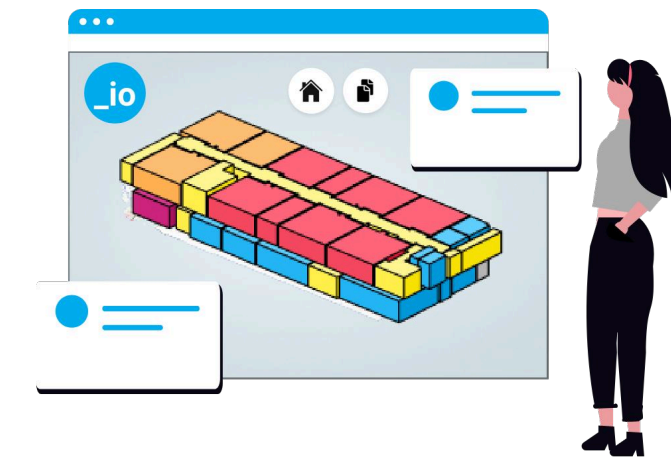
Drop us your data

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.



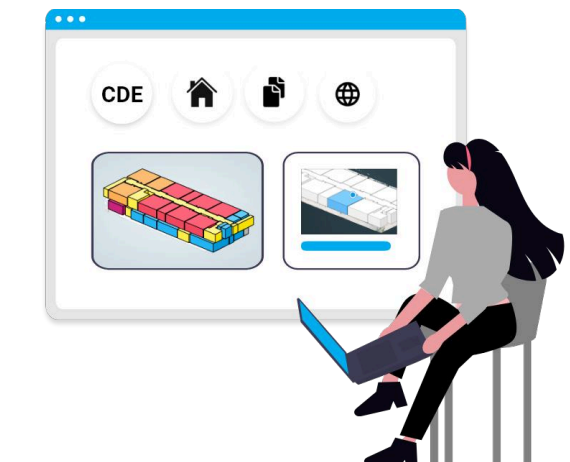
Receive an offer

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

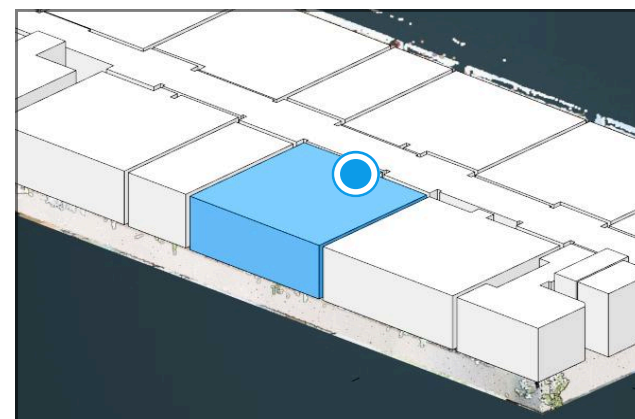
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Use ioFM App

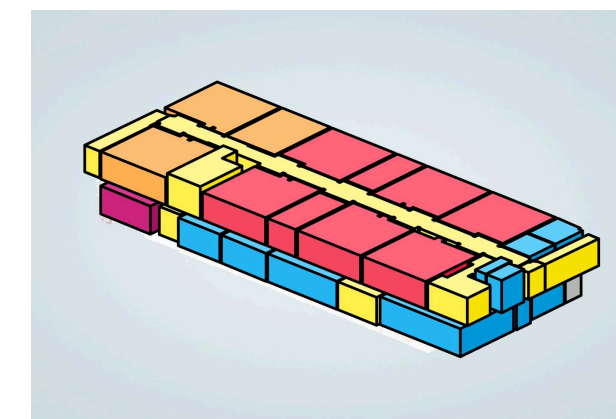
Publish it, extend it, or place assets directly in the model. Integrate with Autodesk Construction Cloud or Revit, or export as IFC for your CAD software.

Common use cases



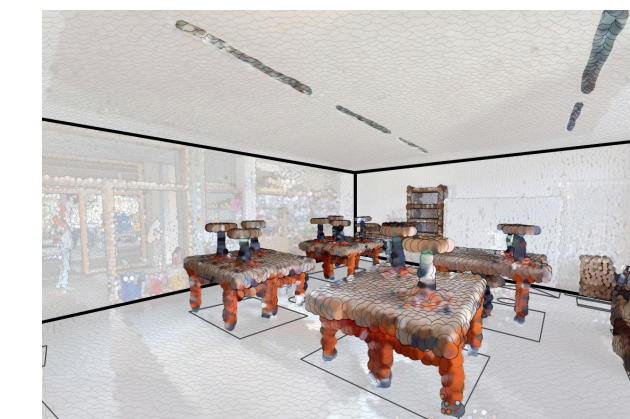
Issue reporting

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



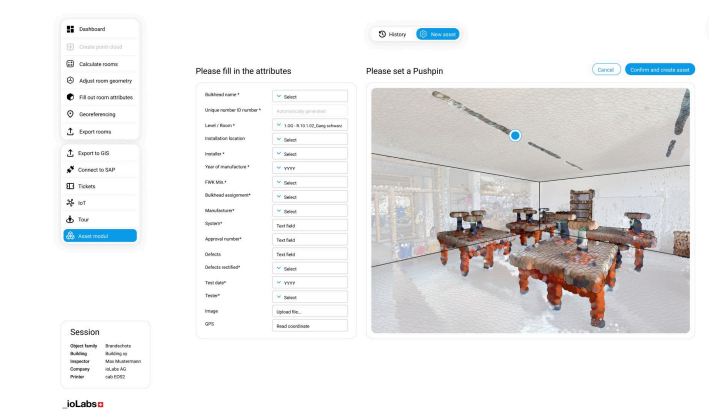
Space management

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

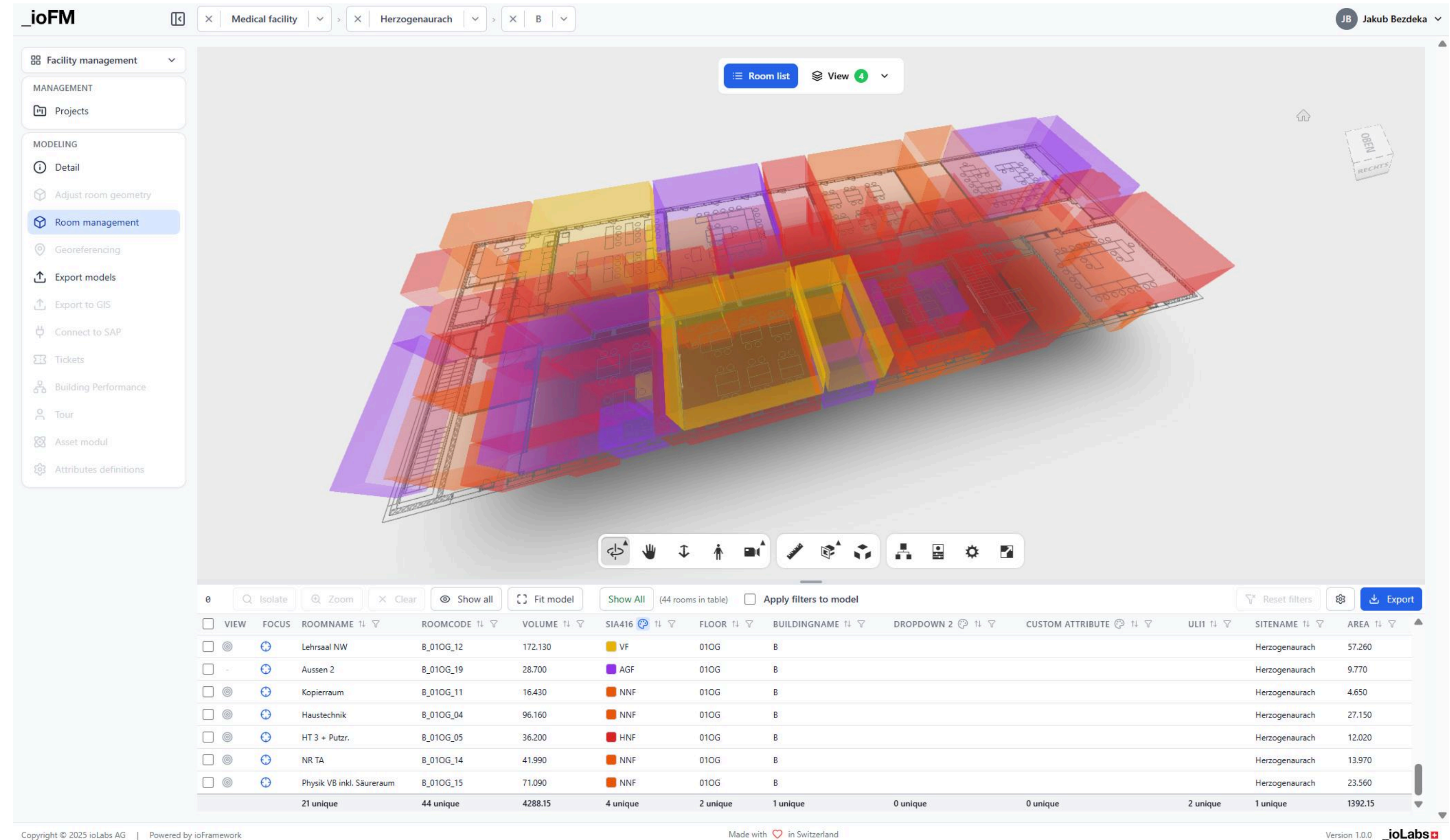
Simple. Fast. Powerful.

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

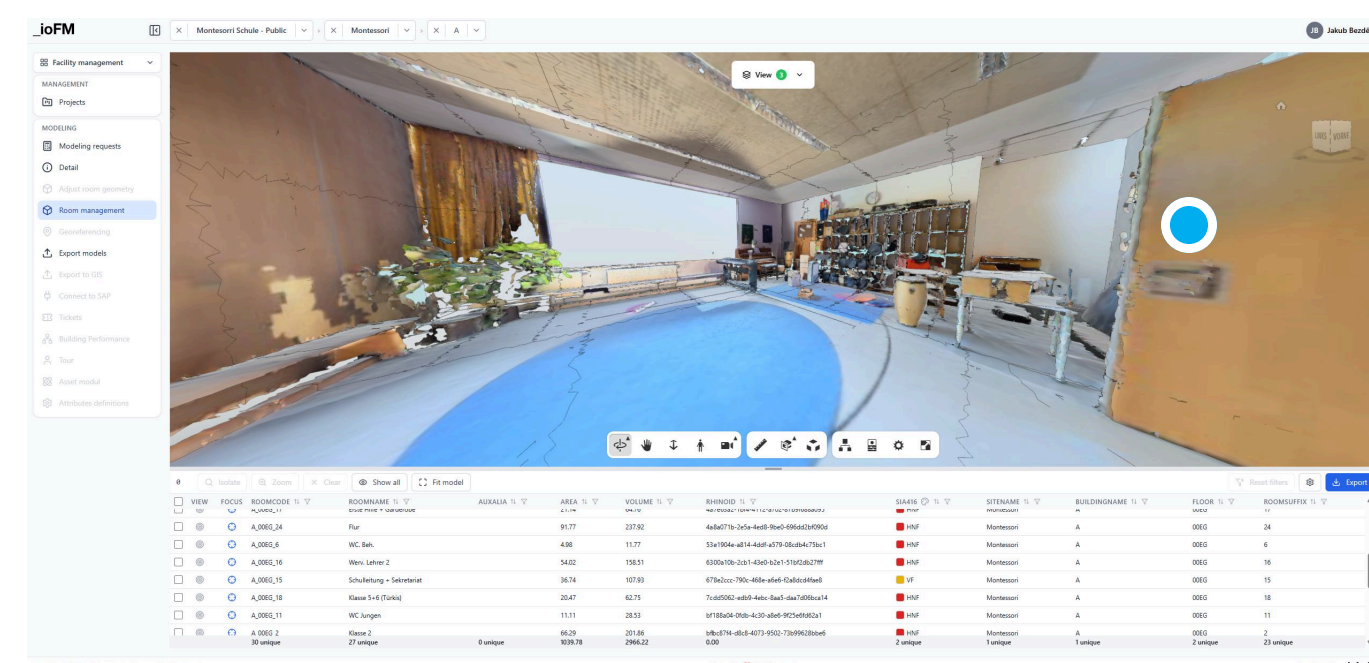
With ioFM, you can seamlessly **switch between different layers (1)** of your building data – the room-centric volume model, the original floor plans, and 3D point clouds captured on site.

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.

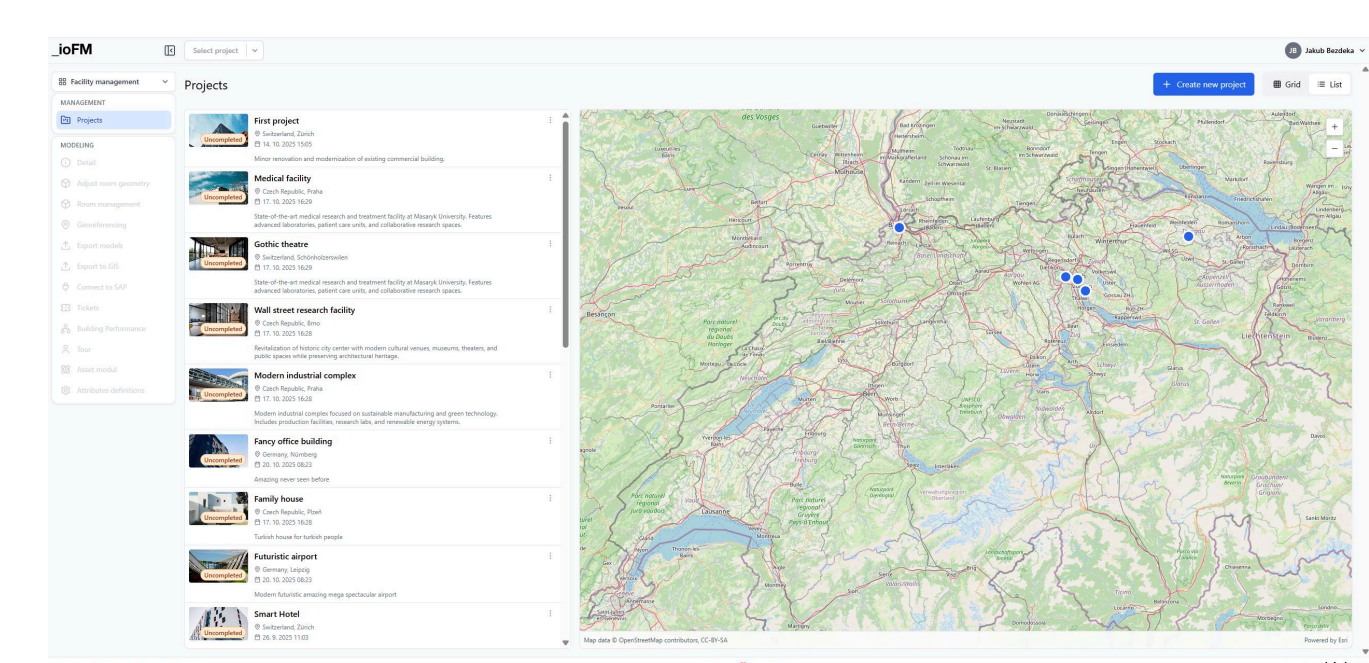
Beyond the building level, ioFM lets you visualize all your buildings and sites in a **GIS environment (3)**, giving you spatial context and orientation across multiple locations. This allows you to navigate between sites, and manage your portfolio directly from an interactive map view.



1. Switchable layers in a single model – floor plans, volumetric model and 3D scans



2. 3D scans and asset management



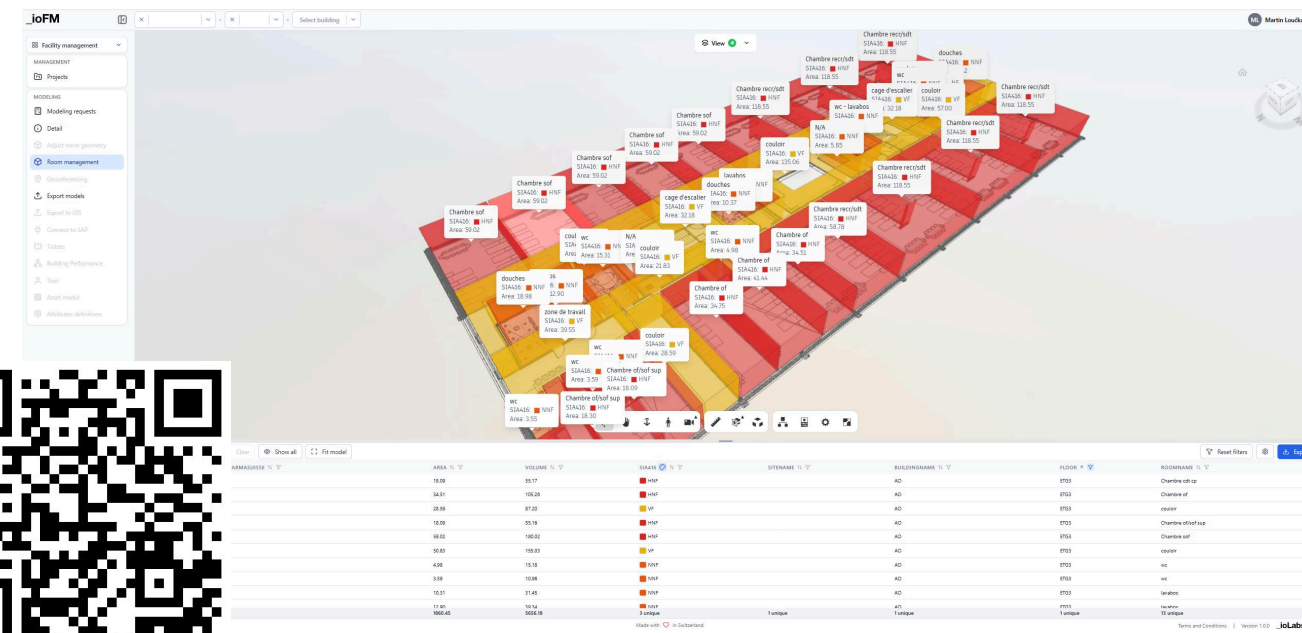
3. GIS environment

Case studies

ioFM has proven itself in projects of varying scales and industries. **The approach addresses the situation many organisations face:** incomplete, heterogeneous documentation and no unified digital picture of their building portfolio. ioFM closes this gap quickly and cost-efficiently.

The resulting models are not end products in an archival sense, but **living foundations for ongoing operations** – accessible in the browser, integrable into existing systems such as GIS or CAFM, and continuously expandable.

Two completed projects for **armasuisse Immobilien** and **Montessori School Herzogenaurach** demonstrate how different the starting conditions can be, and how ioFM delivered concrete, measurable added value in both cases.



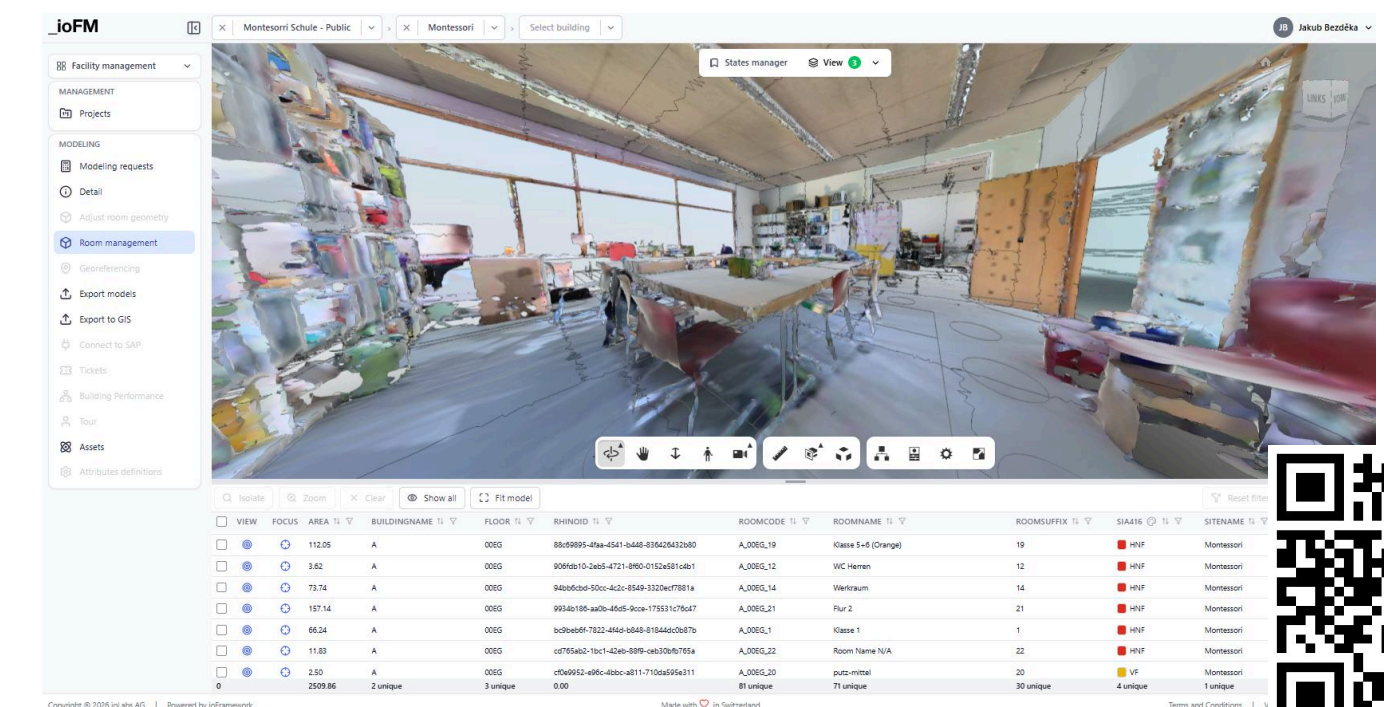
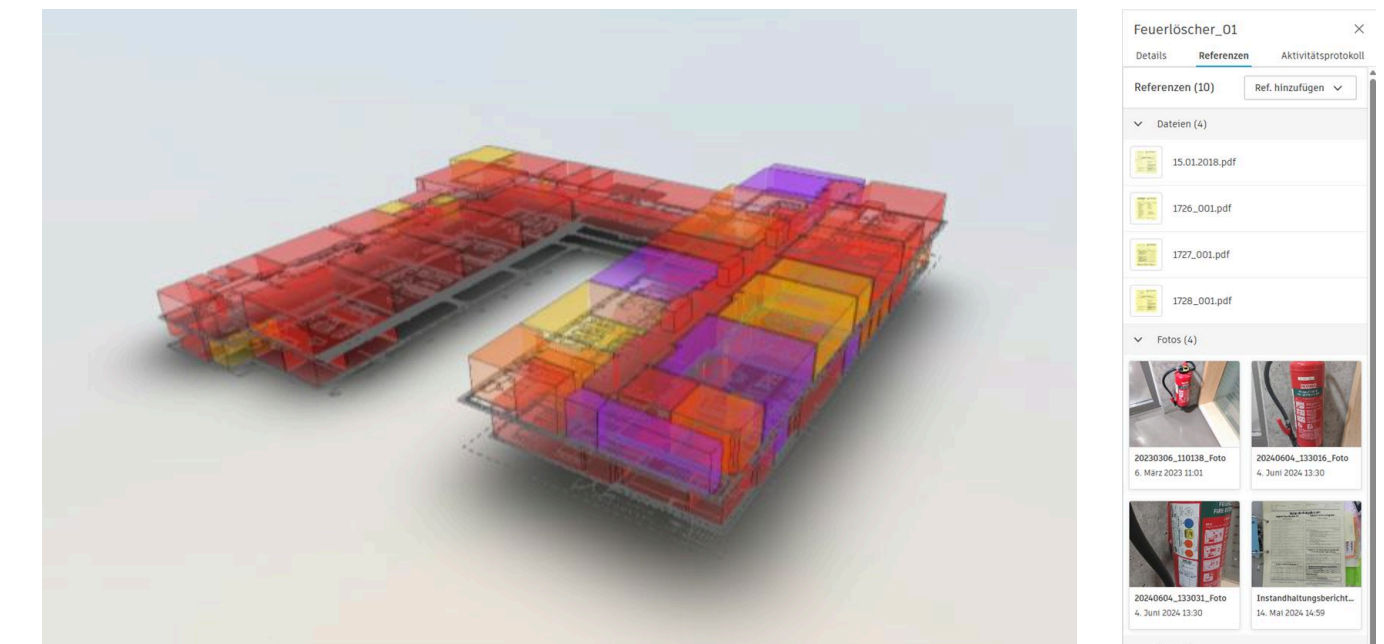
Link to the article

armasuisse Immobilien: campus digitalisation at scale

armasuisse Immobilien needed to digitally capture a **campus of 16 buildings** from heterogeneous input data. ioFM consolidated **floor plans, CAD files, and 3D scans** into a unified model with a complete room and area inventory in IFC format. Seamless **integration into the existing Esri ArcGIS infrastructure** allows building and room information to be used directly in GIS dashboards. The result: a single source-of-truth model for the entire portfolio – at approximately 10% of the time required by conventional BIM modelling.

Montessori School: Building management in everyday school life

Montessori School needed a digital foundation for day-to-day FM operations. Based on a point cloud, ioFM created a 3D model of all **80 rooms in their current as-built state**, which was then transferred to Autodesk Construction Cloud. The facility manager now handles assets, tracks tasks, and documents – all spatially anchored, with no need to search through plans. Communication with external stakeholders is simplified through the 3D model. Instead of complex Revit modelling, a low-barrier building model was created – fast, easy to understand, and immediately operational.



Link to the article

Your benefits with ioFM

ioFM provides clear benefits: **virtual building walkthroughs**, an **audit-ready data foundation for ESG reporting** and—thanks to its API—the ability to **connect additional systems** (e.g., SAP).

Benefits for owners and real estate companies

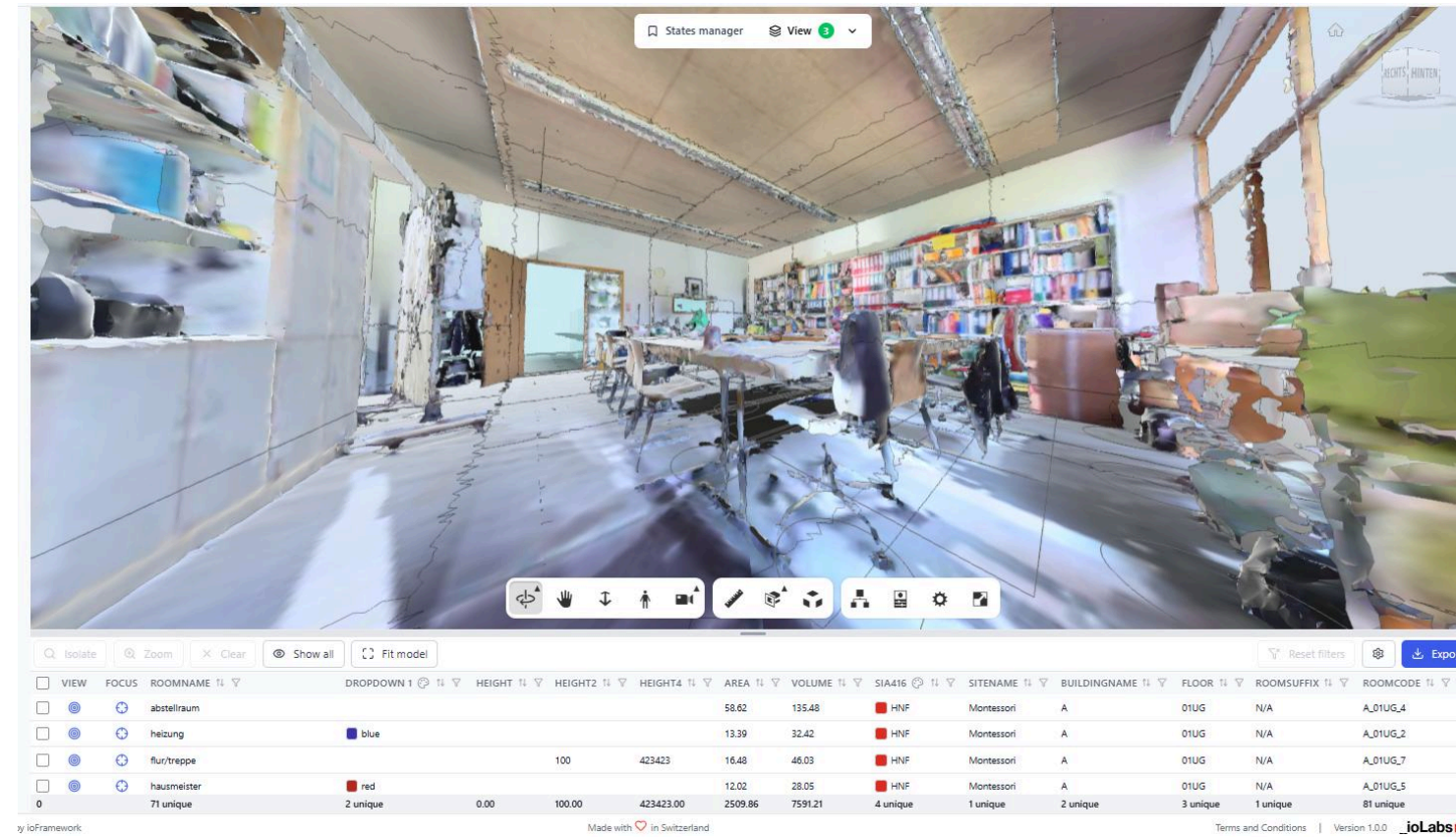
- Time and cost savings
- Operationally usable: supports day-to-day operations, inspections, and maintenance
- Audit-ready data foundation for sustainability and ESG

Sustainability benefits for your portfolio:

with ioFM, you create a robust data foundation to make sustainability measurable and manageable in day-to-day operations

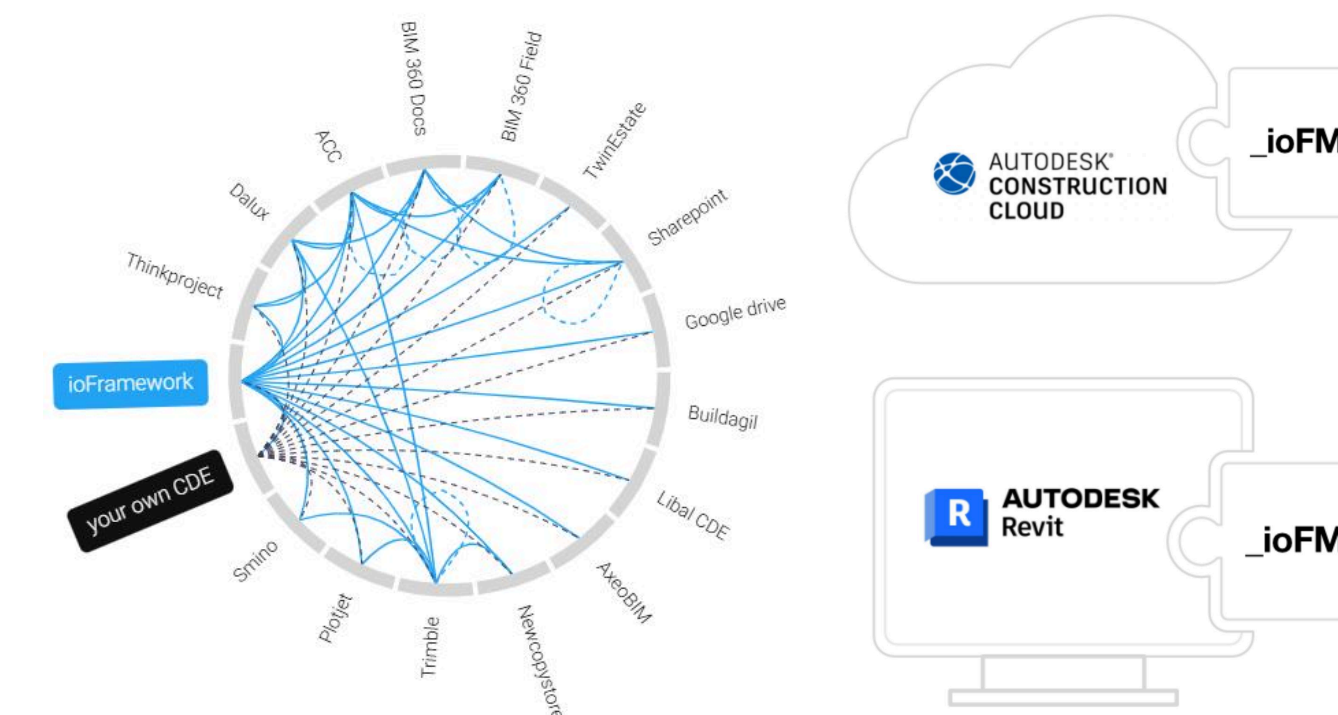
Energy-efficiency measures based on data, not assumptions: identify savings potential by building and zone, prioritise actions, and plan and track measures in a targeted way

Transparency for reuse, retrofit, and circularity: track materials and assets across their entire lifecycle and lay the groundwork for material-related evidence.



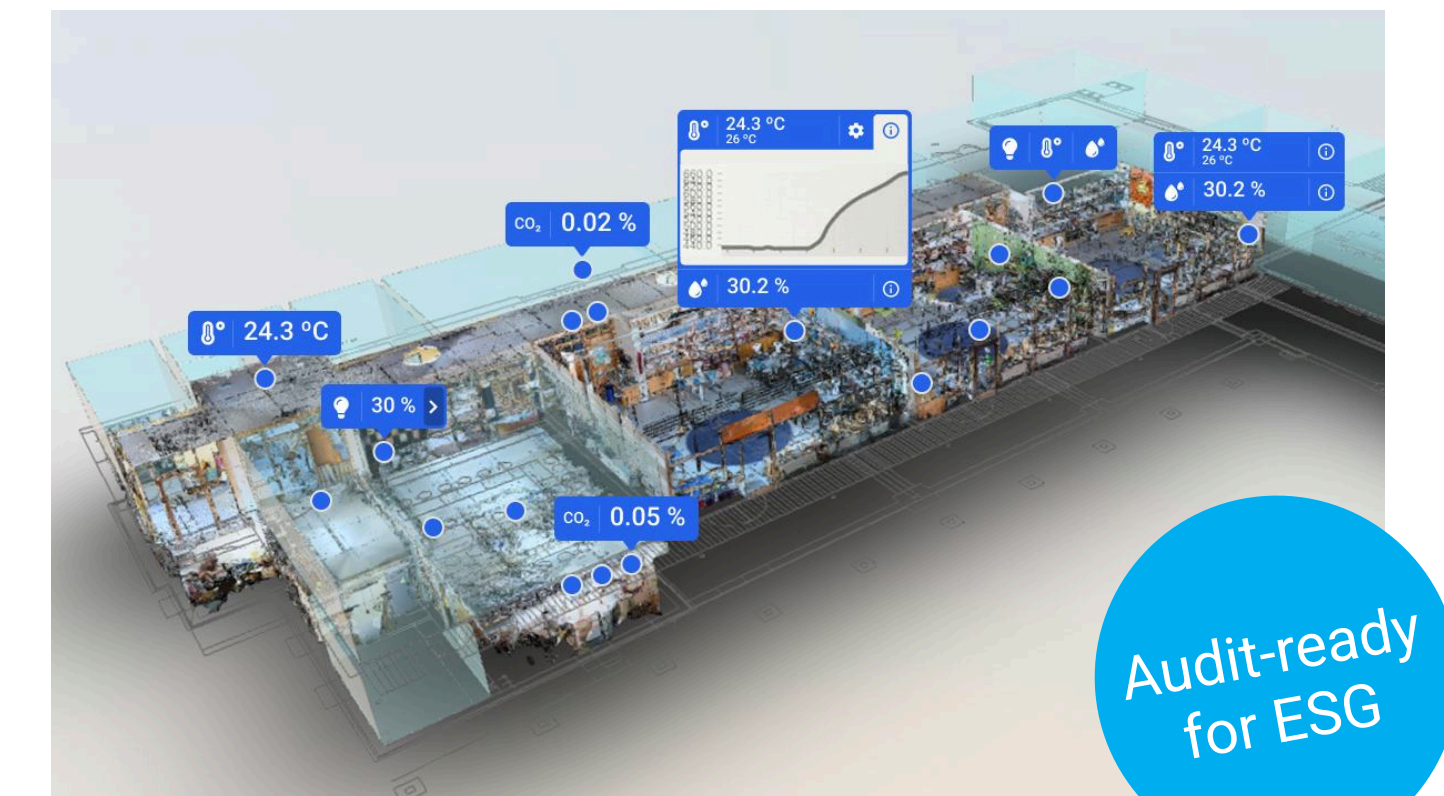
Audit-ready for ESG

ioFM consolidates existing building documentation (e.g., plans, scans, inspection reports, and asset lists) into a structured, traceable single source of truth. This creates an audit-ready, ESG-ready data foundation that can increase the value of your portfolio: evidence is centrally available, clearly referenced, and quickly exportable. This reduces site visits and speeds up reviews.



Virtual walkthrough

The model uploaded to ioFM—together with 3D scans—forms the basis for a virtual walkthrough. Building managers and other staff can review the as-is condition at any time directly in the browser—without having to be on site. This saves travel time and costs and enables location-independent collaboration between internal teams, external service providers, and decision-makers.



Extension options

ioFM is continuously evolving. Planned features include an ACC plugin for exporting model and asset data to Autodesk Construction Cloud (Q2/2026), as well as an ERP integration for direct connectivity to SAP, Microsoft Dynamics, and other systems (in development). The open architecture based on Autodesk Platform Services also enables flexible integration with third-party systems via APIs.

Pricing

We offer four subscription options. These four packages, **S, M, L and Enterprise**, differ by the number of buildings managed, the total floor area and the number of users.

All packages include 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)
- ✓ Essential FM workflows
- ✓ Standard support (email and phone support, remote session with the customer, license and user management)

Create model



from
4,5
€ / room

- ✓ **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 depends on the type of input data and on the total floor area of your building:
 - only 3D-scans: from 13 € / room
 - sections and floor plans: from 9 € / room
 - combination of both: from 11 € / room

Pricing calculator:
scan the QR code



Use App



from
199
€ / 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
- ✓ Upload your data to create a model – or import an existing one

For full pricing
scan the QR code



App subscription packages

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

199

€ / month / up to 10 users

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

399

€ / month / up to 25 users

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
- ✓ Open API access

1499

€ / month / up to 50 users

Enterprise

For very large portfolios with specific requirements.

- ✓ All basic functions
- ✓ Multi Site Management
- ✓ > 250 000 m² total managed floor area
- ✓ Open API access

individual

€ / month / individual

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

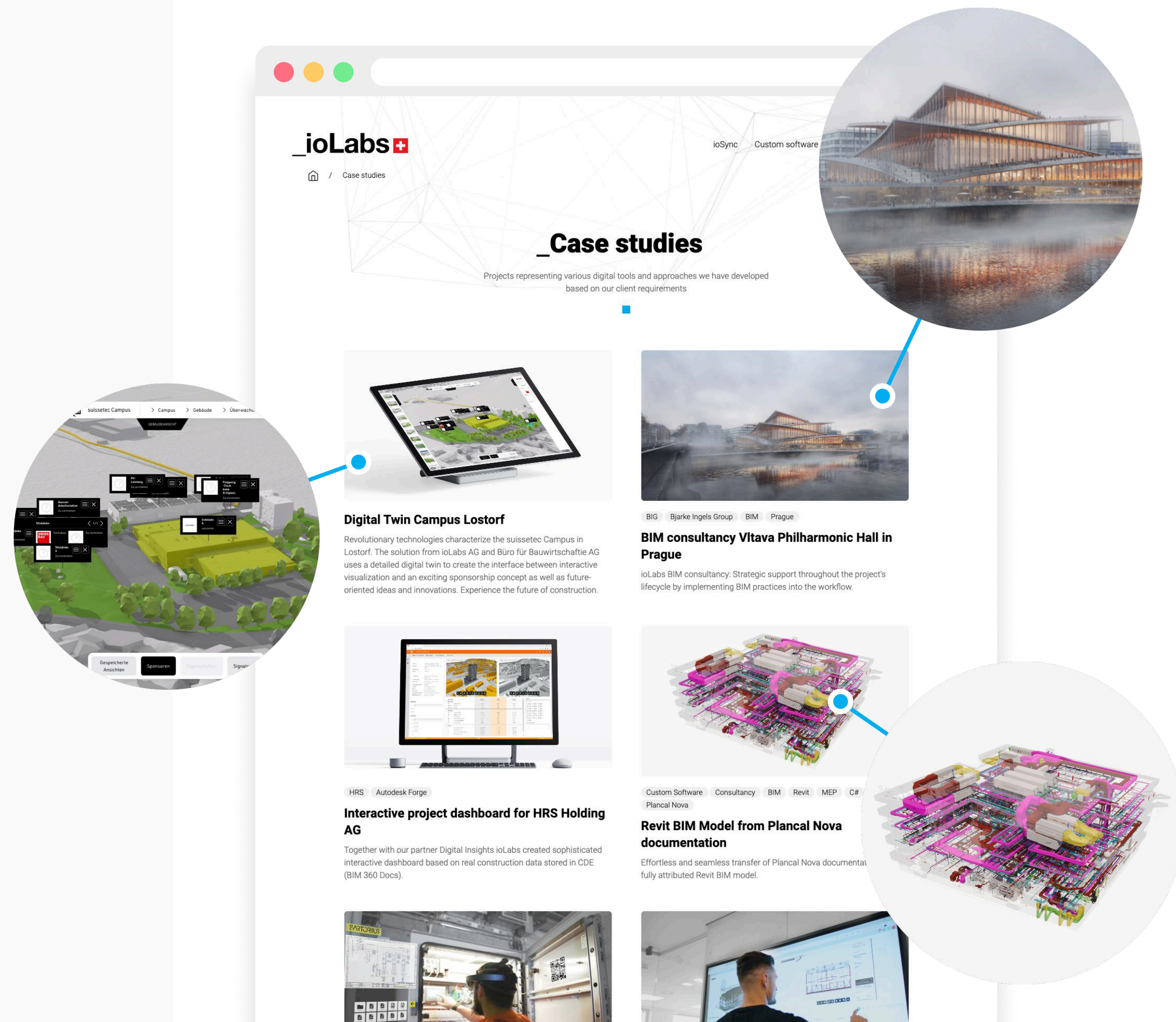
- ISO 9001 - Quality Management
- ISO 27001 - Information Security Management
- Professional business liability insurance

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!



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.

Intelligent data management

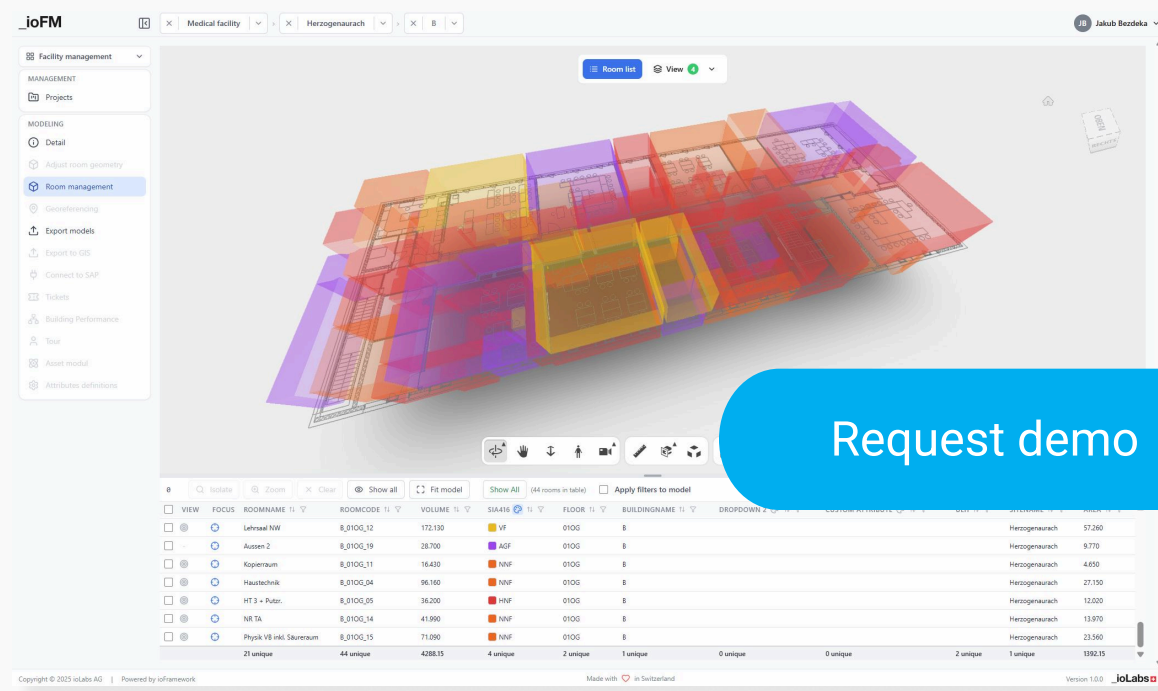
ioLabs provides advanced data management solutions for the AEC industry, streamlining workflows, enhancing collaboration, and boosting project efficiency. Services include data migration, synchronization, and backup. ioLabs has partnered with organizations like Implenia AG and ETH Zürich to deliver tailored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

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.



Experience ioFM with a ready-to-use demo project – explore rooms and point clouds in action. Drop us an email to request access.



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Schedule meeting



Partners

