

THE OPEN SOURCE SOLUTION FOR

Property & Facility Management

openMAINT is an enterprise open source application for Property & Facility Management.

openMAINT manages movable assets (plants, technical elements, furniture, etc.), real estate (buildings, infrastructures in the area, etc.), related maintenance (scheduled, meter-based and breakdown), logistic and economic activities.

openMAINT helps recognize, organize and update all the information related to real estate, to support managers in decision making and operational activities. It can also be used for the maintenance of industrial plants and equipment.

openMAINT is a ready-to-use solution, already

configured with all necessary archives, workflows, reports and dashboards.

openMAINT was designed to adapt to the organization environment of operations, which usually includes procedures, documents, roles and responsibilities, technical constraints, textual data and geo-references, data exchange with external systems, etc.

openMAINT is implemented on the CMDBuild system - developed by Tecnoteca - whose flexibility and configurability allow the user to gradually and autonomously extend and develop his/her own Property & Facility Management system.

Features

- Space & Asset Inventory
- Facility Maintenance
- Logistic Management
- Economic Management
- Energy & Environment
- GIS and BIM support

For whom

- Local and Central Public Administrations
- Banks and Insurance Companies
- Public and Private Healthcare System
- Schools and Universities
- Service Companies
- Industrial Companies with production facilities
- Transport Infrastructures

Support

Tecnoteca offers certified support services with guaranteed SLA for the activation, configuration and maintenance of openMAINT.

Space & Asset Inventory

Each Property and Facility Management activity is based on concrete and detailed knowledge of the managed real estate.

openMAINT helps you to manage every kind of object, including:

- *real estate (complexes, buildings, floors, rooms)*
- *internal systems (electrical, safety, plumbing/sanitation, HVAC, conveyor, telecommunications, IT)*
- *technical asset and furniture items*
- *external infrastructures (lighting, parking areas, road networks, bicycle lanes, etc.)*
- *green areas (gardens, parks, etc.)*

GIS & BIM Support

openMAINT allows to geo-refer real estate and territorial infrastructures on online maps such as OpenStreetMap and Google Maps.

You can geo-refer the assets onto the plans of buildings, produced by external tools (i.e. Autodesk AutoCAD) and manually imported into the application. *openMAINT* also supports the BIM extensions (Building Information Modelling), already used in several of the most popular 3D CAD architectural software for the management of the building lifecycle. Through an interactive viewer for 3D models, integrated in *openMAINT*, you can realistically view the building rooms and the related assets.

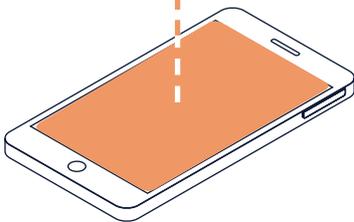
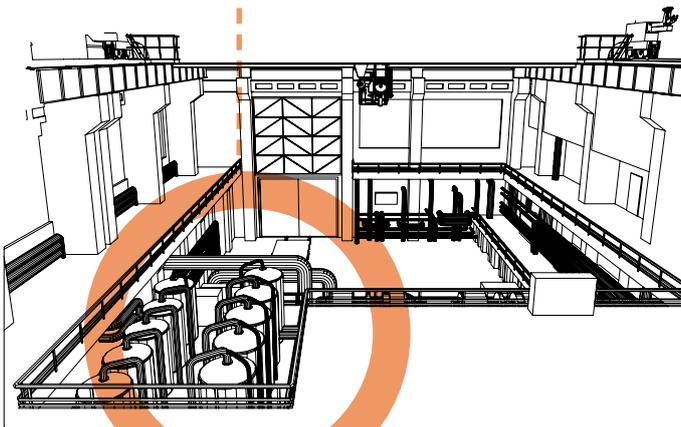
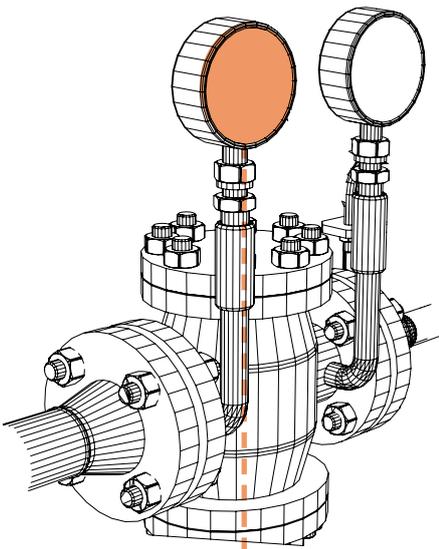
Energy & Environment

openMAINT has been arranged to record the available environmental certifications (certification of energy performance, atmospheric dispersions, urban and special waste, other environmental impacts). Data cards can be modified or improved so that they can adapt to the relevant national rules.

openMAINT allows recording of the consumption readings and the related costs and associate them to the building or to the related property (referred to the target budget).

The gathered data can be analysed and compared with the previous series in order to produce corrective / improving actions.

Custom connectors can be configured in order to gather information from home control units (domotic).



Facility Maintenance

openMAINT uses the Maintenance Manual as a knowledge base to manage the maintenance activities in a customized way for each organisation and in a differentiated way for every object typology. *openMAINT* manages the maintenance in different ways:

- *preventive / scheduled maintenance above those criteria written in the Maintenance Manual, generating the calendar and producing the working orders*
- *meter-based maintenance, above those data recorded into the system*
- *breakdown maintenance, upon request by internal operators or external users*



Logistic Management

openMAINT provides a workflow for asset movement, which manages its whole lifecycle (installation, repositioning, withdrawal), also with authorization steps and using mobile devices, in a single or massive mode.

openMAINT supports the operators in the movement of spare parts and consumer products. Other custom workflows (room booking, orders / projects management, etc.) can be analysed and configured in a customised way by using the proper visual editor.



Financial Management

In *openMAINT* the economic management module includes the following main features:

- *basic files: Departments, Suppliers with contact persons and maintenance teams, Customers, other data*
- *annual budget management on two levels: budget centres, budget items*
- *contracts management: utilities, rental, sale*
- *purchase request (PR)*
- *purchase order (related to PR)*
- *purchase invoice (related to the order)*
- *scheduler with automatic notifications*
- *custom connectors with external ERP system*



Technology

openMAINT is implemented on the asset management system CMDBuild, released by Tecnoteca, from which inherits technology and components:

- Java language for server components
- client Ajax interface based on Ext JS
- PostgreSQL database with use of Object Oriented and PostGIS extensions
- servlet container Tomcat
- JasperReports report engine with IReport editor
- Enhydra workflow engine with TWE editor
- Quartz scheduler
- Alfresco for documents management
- GeoServer and OpenLayers for GIS functionalities
- BIMServer for BIM functionalities
- Liferay portal with the JRS Portlet
- SOAP and REST web services

Data management functions

Main functions for the data configuration:

- web based user interface
- Mobile interface
- simplified interface for non-technical users
- navigation among data by following the relations, both in a textual and in a graphical way
- complete history of the modifications on any data card (versioning)
- functions based on collaborative workflows and on wizards supporting
- document archive to combine every type of file with every type of card
- 2D and 3D geo-reference viewers
- reports and dashboards

BIM

openMAINT supports the BIM methodology (Building Information Modelling), based on an integrated process for the management of data associated to a building during its whole lifecycle:

- it allows to optimize aspects like maintenance, energy efficiency, accessibility, security, etc.
- it improves the quality and reduces the management costs
- it is widely adopted and required in many European and non-European countries
- it is supported by several CAD architectural products

System configuration functions

Main functions for the system configuration are:

- data model customization: new types of objects, new attributes, new relations
- filters definition and views configuration
- workflow engine, integrated with visual editor to design custom processes
- report engine, integrated with visual editor to design custom reports
- configuration of custom dashboards
- granular profiling for users, groups and permissions
- interoperability with other applications / external systems through
- task manager for the configuration of automatic operations depending on system events

License

openMAINT is released with AGPL-3 open source license.

The application can be downloaded from the project website or from SourceForge.

The following features are available only upon purchase of the Annual Subscription Service:

- Mobile APP
- The Self-Service Portal
- CMDBuild Advanced Connector framework, useful for implementing sync connectors

Maintainer

openMAINT has been designed and built by the Italian company Tecnoteca srl, specialized in open source solutions, which is now the Official Maintainer. Tecnoteca offers support services, certified with guaranteed SLA, for the openMAINT configuration and maintenance.

The CMDBuild project started in 2005, while the openMAINT solution was born in 2013, with first release in 2014.



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