The solution for Property & Facility Management
The **functional areas** of *openMAINT*:

- Space & Asset Inventory
- Facility Management
- Logistic Management
- Economic Management
- Energy consumptions
- GIS & BIM support
Asset Inventory: Object types

Data cards of properties, plants and devices of different types, for the description of real estate assets and civil plants.
Asset Inventory: Object types

Data cards of:

- industrial buildings
- plants
- productions lines
- productions machines
- functional groups
- components

for the description of production facilities
Complete freedom in the **database modeling**, with information of interest:

- types of assets
- functional data card contents
- technical data card contents
- administrative data card contents

Usable "templates" for the creation of new types of objects.
Asset Inventory: Document management

Document archive management:

- basic documents associated with the properties
- building practices for works
- technical manuals (also videos)
- accounting and administrative documents
- images and photographs
- files of any other type
Asset Inventory: Initial data import

Initial import of asset data, on which performing maintenance activities:

- "on field" data collection
- file compilation
- import into database
**openMAINT** uses the Maintenance Manual as a Knowledge Base to manage maintenance in a personalized way for each organization and differentiated for each typology of object.
Maintenance: Preventive Maintenance

It uses the **time and threshold scheduling** criteria indicated in the Maintenance Manual to produce Work Orders. The available criteria allow operating in a simple and flexible way.
Corrective Maintenance:

- multiple channels opening
- classification by the Maintenance Office
- Suppliers quotes
- simple or multiple work orders for Maintenance Technicians
- possibility to use smartphones and tablets
- SLA control
- registration of labor and material costs
Logistics: Warehouse movements

**Guided flow for the movement of technical objects, spare parts and consumables, based on movements categories**
Logistics: Inventory support

Printing of labels with **Barcodes** and **QR codes**, **APP** to support periodic inventory operations.
Management of costs:

- management of labor contracts
- spare parts price management
- calculate amounts on work orders (pre invoice), based on price lists and contractual conditions
- automatic cost allocation to budget items
- reporting functionality
Scheduler with automatic notifications:

- contract deadlines, warranties, certifications and other fulfilments
- single or recurring events
- control views and reports
Budget management:

- three level structure: **Budget, Budget center, Budget Item**
- ability to post **expenses** (invoices and other costs) on budget items
- **summary counts** on screen and through reports
Economics: Contracts

Different types of contracts:

- Buying and selling
- Rent
- Utilities (can be integrated with IOT or electronic invoice system)
- Other supplies (insurance, etc)
Economics: Real estate asset management

Real estate asset management:

- **Assets** registry
- **Tenants** registry
- **Financial statements**
- Distribution of **expenses** between tenants
- Adjustment of the **fees**
- **Payment** notifications
- Calculation of **deadlines**
- **Receipt** registration
- **Reporting**
Energy management: Sensors connection

IOT (Internet of things):

- Ability for **interfacing with devices** equipped with standard protocols
- Collection of measurements to manage the threshold maintenance
- Collection and management of automatic alarms (safety alarms, temperatures, etc)
- Collection of data consumption
- Archiving of data for statistical analysis
GIS & BIM

Supported modes:

• Geo reference on territorial maps (OpenStreetMap)
• Geo reference on 2D vector plans (AutoCAD)
• Geo reference on 3D models, produced by BIM (Building Information Modeling) tools and exported in IFC format