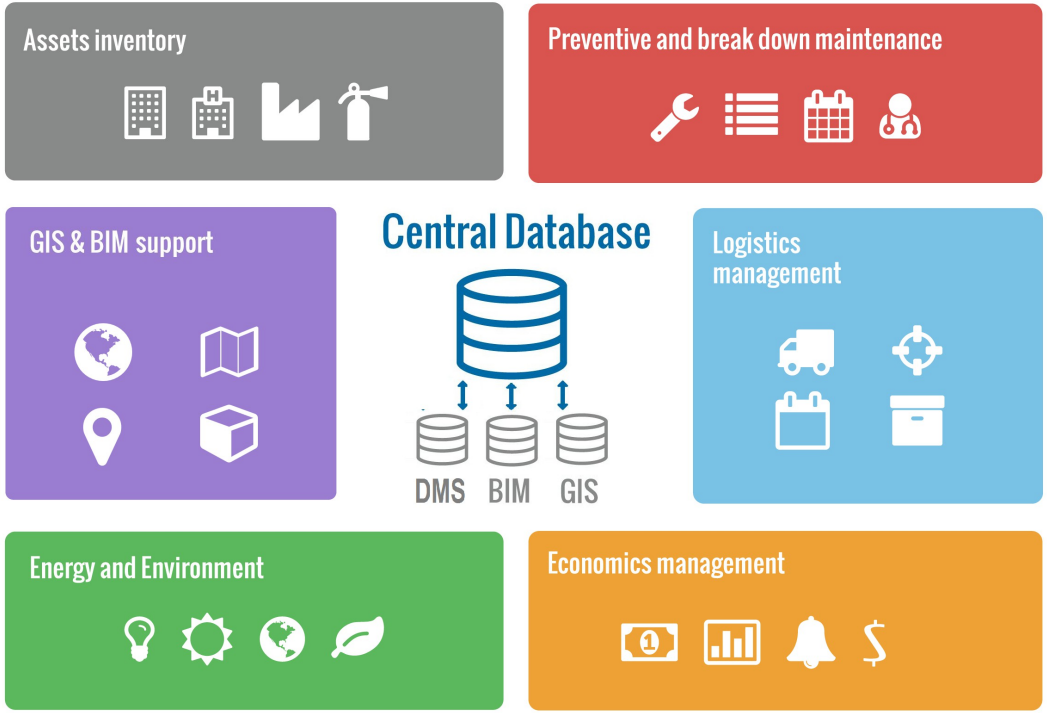
The solution for Property & Facility Management

Functional Areas

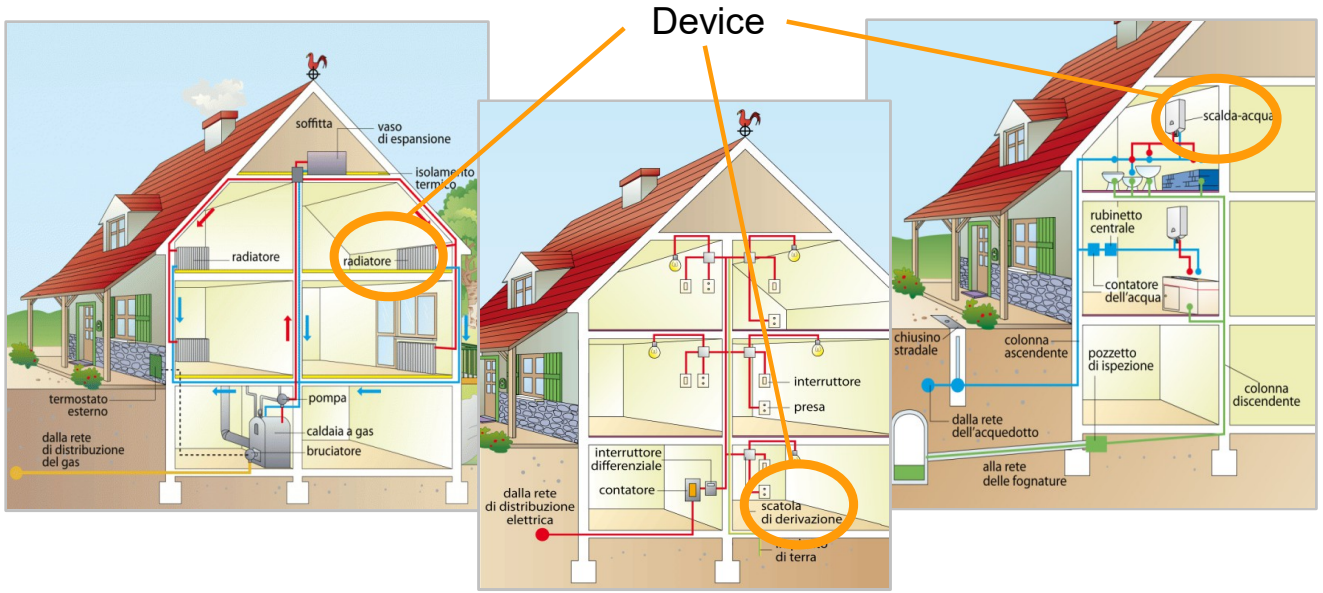
The **functional areas** of ***openMAINT*** :

- Space & Asset Inventory
- Facility Management
- Logistic Management
- Economic Management
- Energy consumpions
- 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**

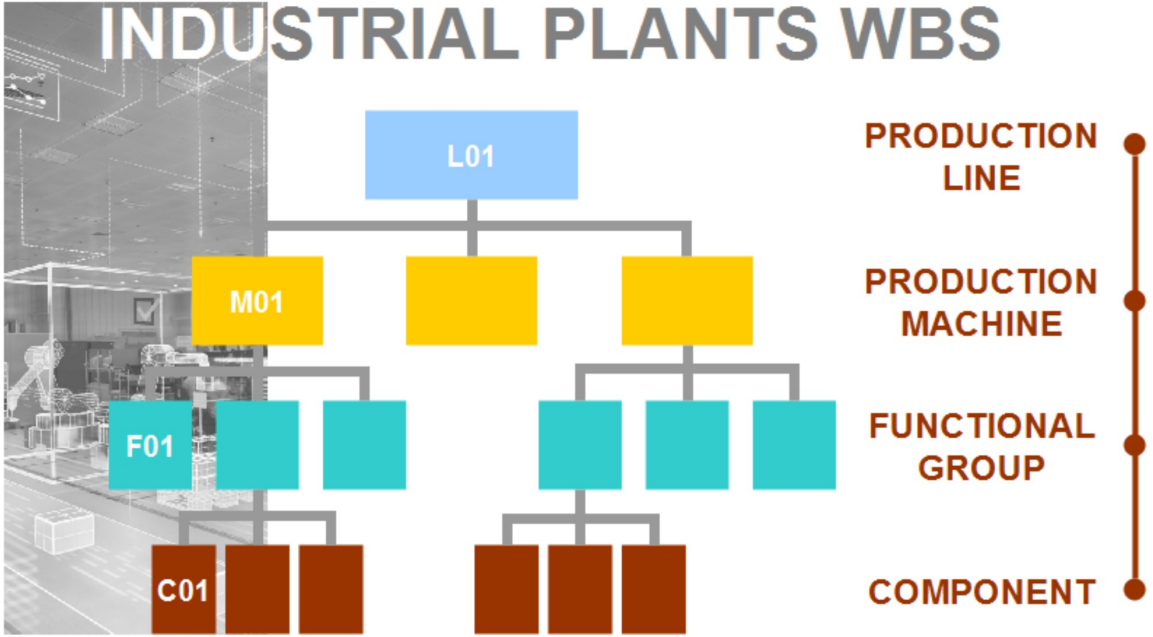


Asset Inventory: Object types

Data cards of:

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

for the description of
production facilities

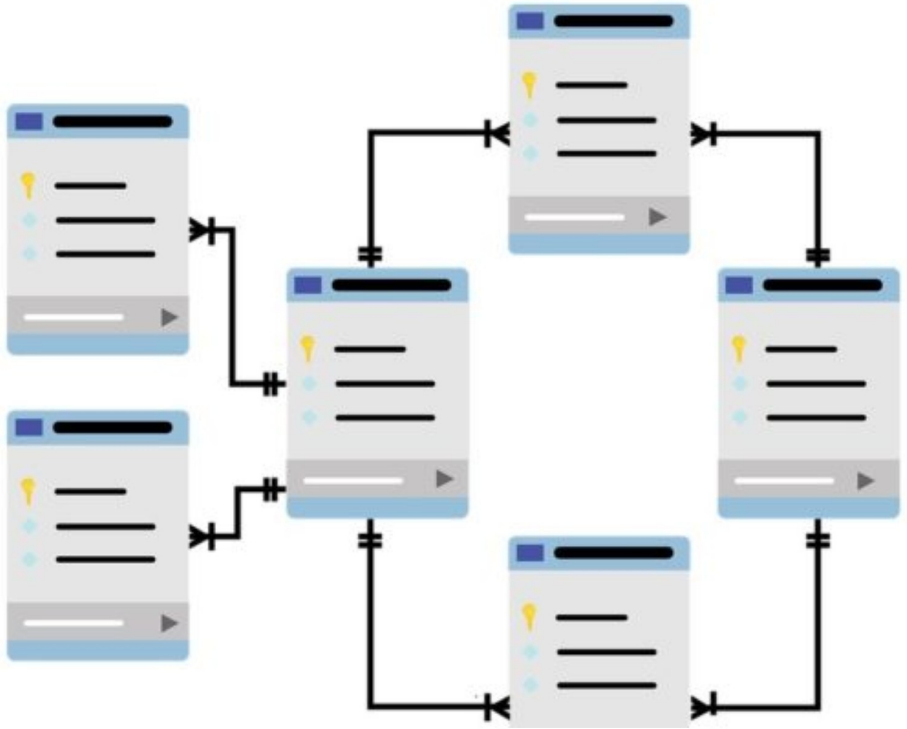


Asset Inventory: Data model

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

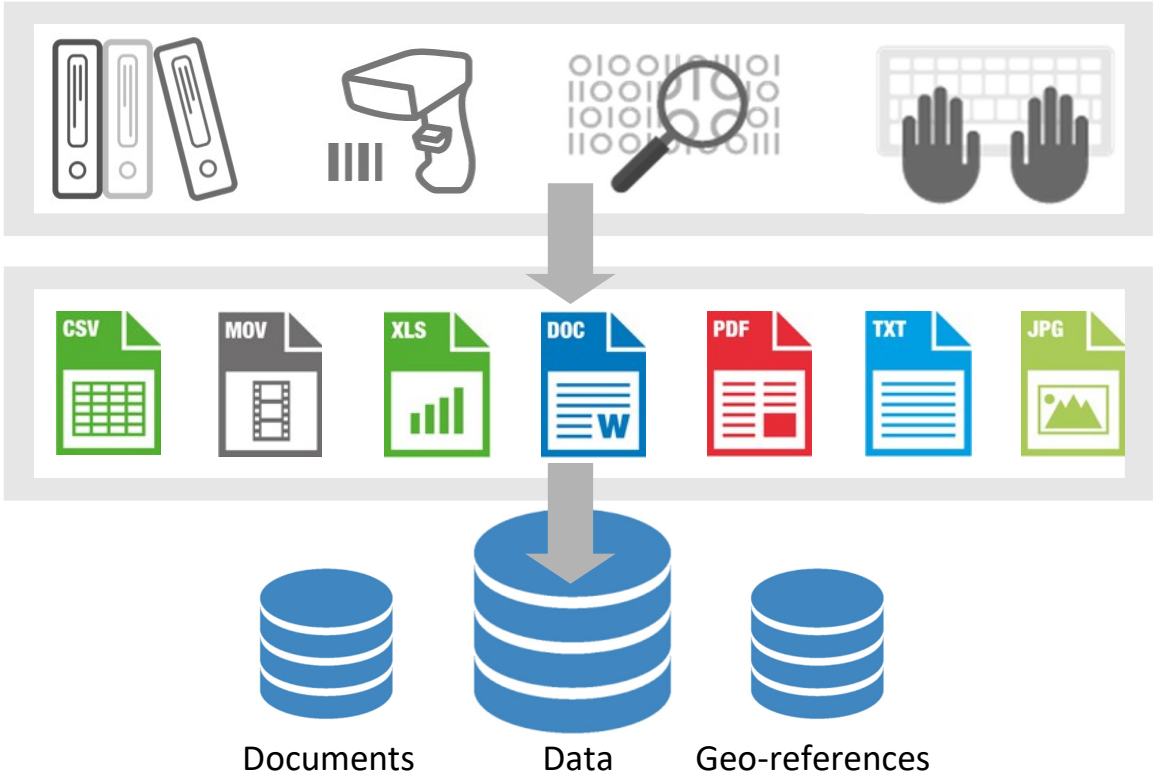
Document archive management:

- 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

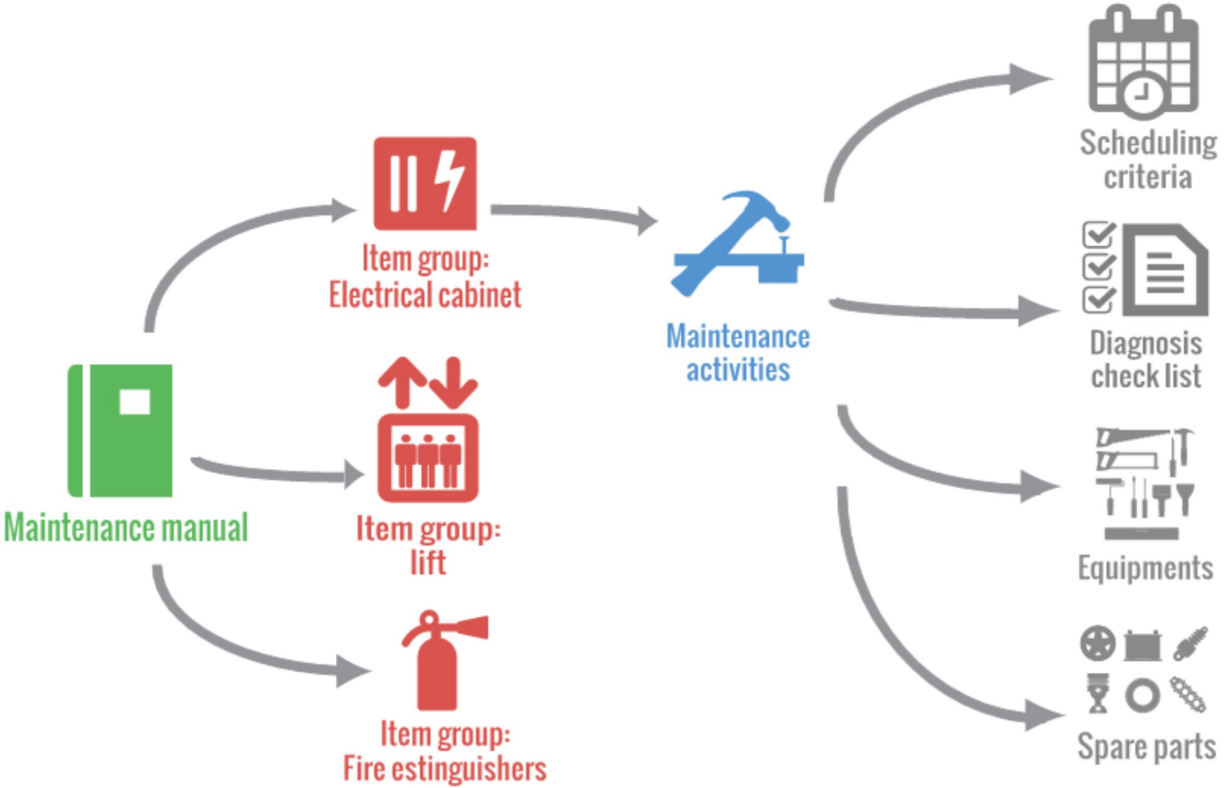
Initial import of asset data, on which performing maintenance activities:

- "on field" data collection
- file compilation
- import into database



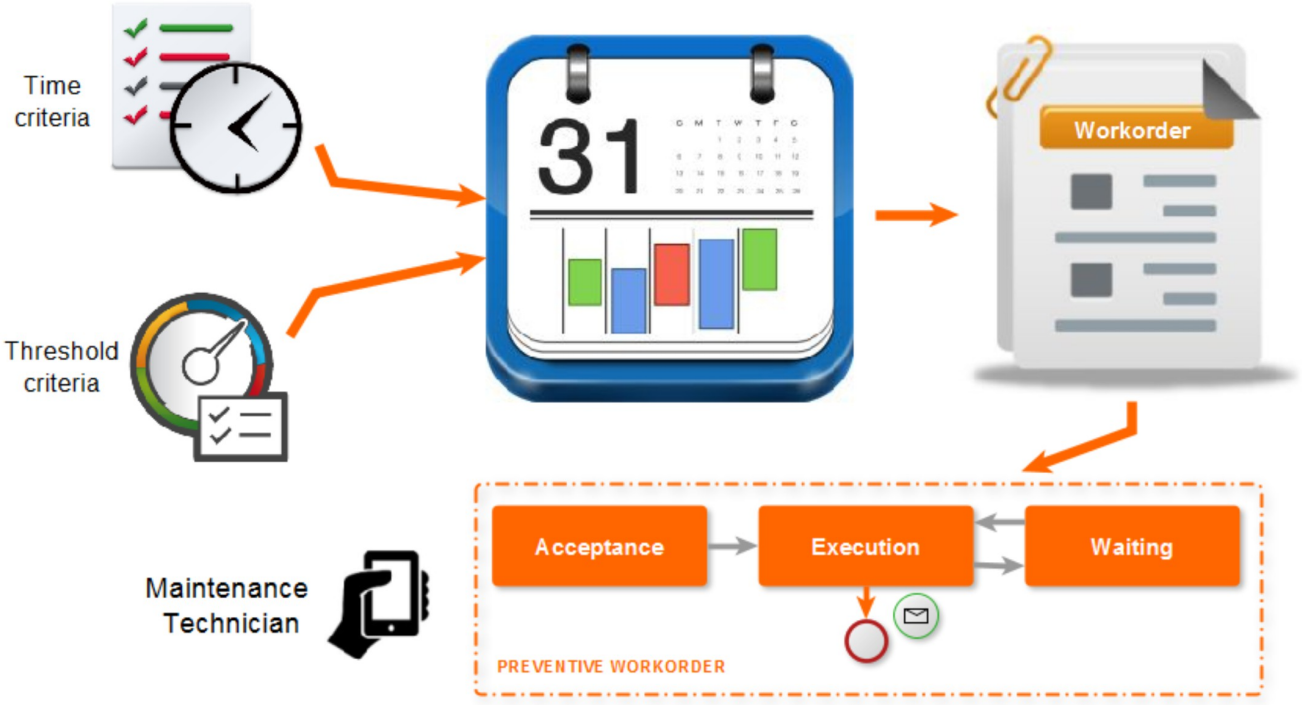
Maintenance: "Maintenance Manual"

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

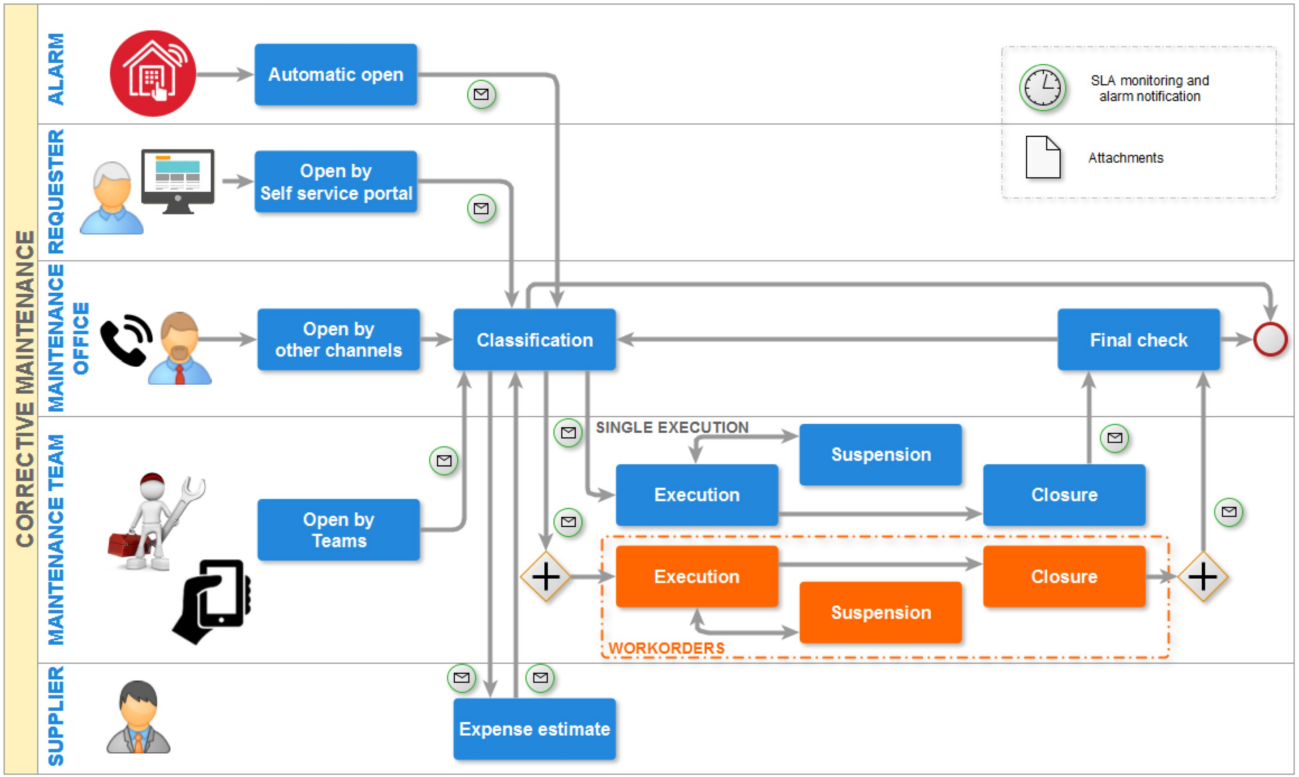
It uses the **time and threshold scheduling** criteria indicated in the Maintenance Manual to produce Work Orders.
The available criteria allow operating in a simple and flexible way.



Maintenance: Corrective Maintenance

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

Economics: Management of costs

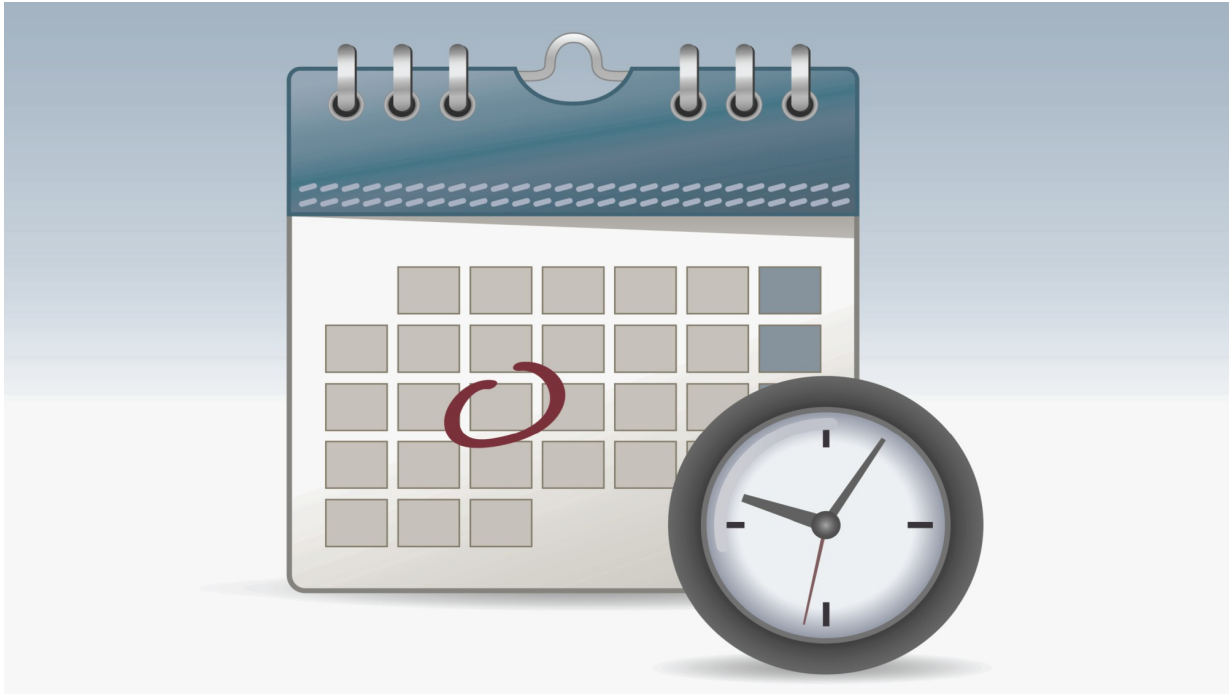
Management of costs:

- 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

Economics: Scheduler

Scheduler with automatic notifications:

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



Economics: Budget

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