

# FRANCESCO REGAZZO

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## *Data Archiving and Management Through openMAINT*

# Outline

1. Our company
2. Main use areas
  - a. Assets and real estate inventory
  - b. Geolocation and consistencies
  - c. Failure maintenance ⇒ capex, opex, estimates
  - d. Preventive maintenance (scheduled)
  - e. Activities and costs management
3. Task management wizard (processes)
4. Graphical recap tools (reports and dashboards)
5. Conclusions



# Our Company

- **Founded in 1987**

- 550 customers
- 15 countries
- 75 operational centers
- 42.000 employees



- **Business Process Outsourcing (BPO) services**

- Telecommunications, energy and utilities, banking & finance, insurance services, production, advanced retail, e-commerce

- **Services outsourcing**

- Vocal (eg. contact center, help desk)
- Non-vocal (such as back office services, credit management, document management)

# Why openMAINT?

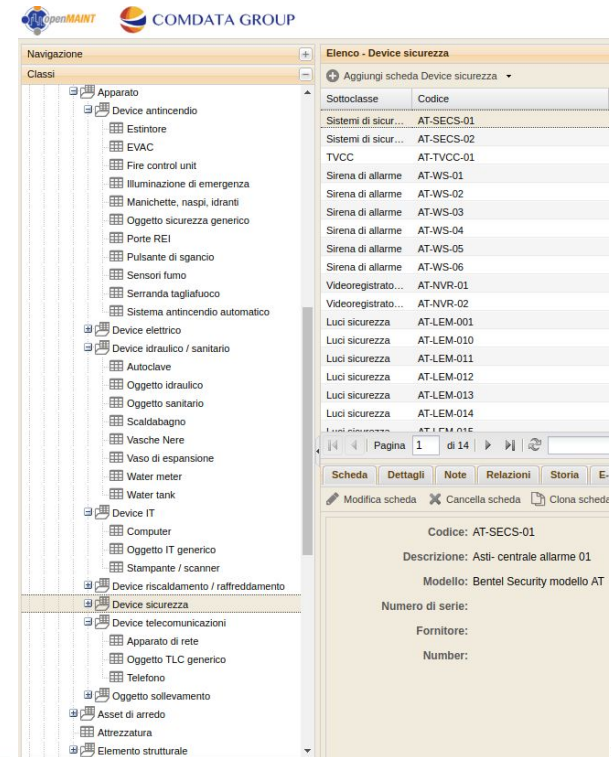
- openMAINT strengths
  - Flexible
  - Adaptable
  - Reliable
  - Customizable
  - Open Source solution
- Multiple features
  - Technical drawings porting ⇒ GIS
  - 3D interactive model ⇒ BIM
  - Powerful display tools ⇒ Report & dashboard
  - Management of guided activities ⇒ workflows
  - Versioned document management



# Assets and Real Estate Inventory

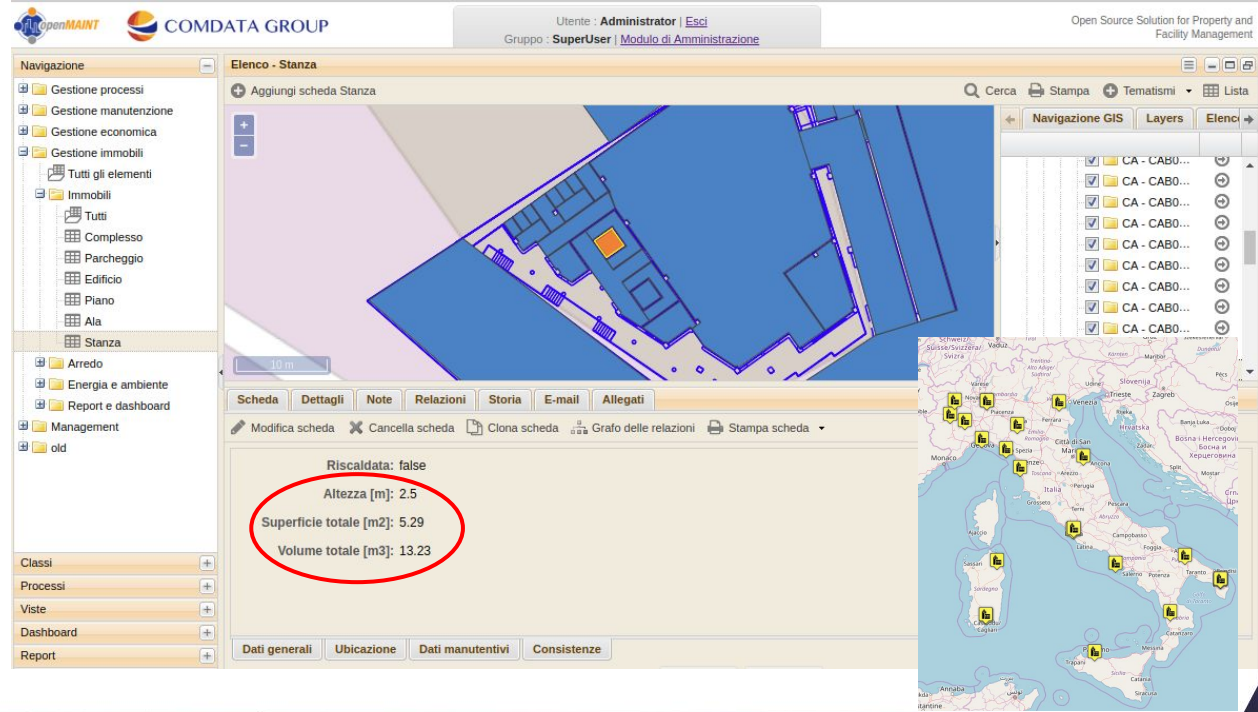
- Detailed catalog

- Real estate ⇒ complexes, buildings, floors, wings, rooms, parking areas
  - Features and consistencies
- Furniture and equipment ⇒ workstations, desks
  - Intended use and models
- Asset and items ⇒ different equipment types
  - Information Technology (IT)
  - Fire-fighting
  - Electrical
  - Plumbing
  - Safety
  - ...



# Geolocation and Consistencies

- Map location (GIS)
  - Buildings location
  - Floors layout
  - Rooms surface
  - Assets position
- Automatic consistencies
  - Square meters
  - Volume



# Failure Maintenance

Management of multiple types of intervention

- Ordinary maintenance ⇒ OPEX
  - Management of usual activities
- Extraordinary maintenance ⇒ CAPEX
  - Project and budget management and budget
- Intervention estimates and quotation ⇒  
**PREVENTIVATION**
  - In case of high expenses





# Preventive Maintenance

- General activities
  - Assets groups
  - Operative checklist
  - Maintenance teams
- Precise scheduling
  - By asset group
  - By site
- State evidence
  - Maintenance activities
  - Objects condition
- Maintenance calendario
  - Activities list

Maintenance activities calendar

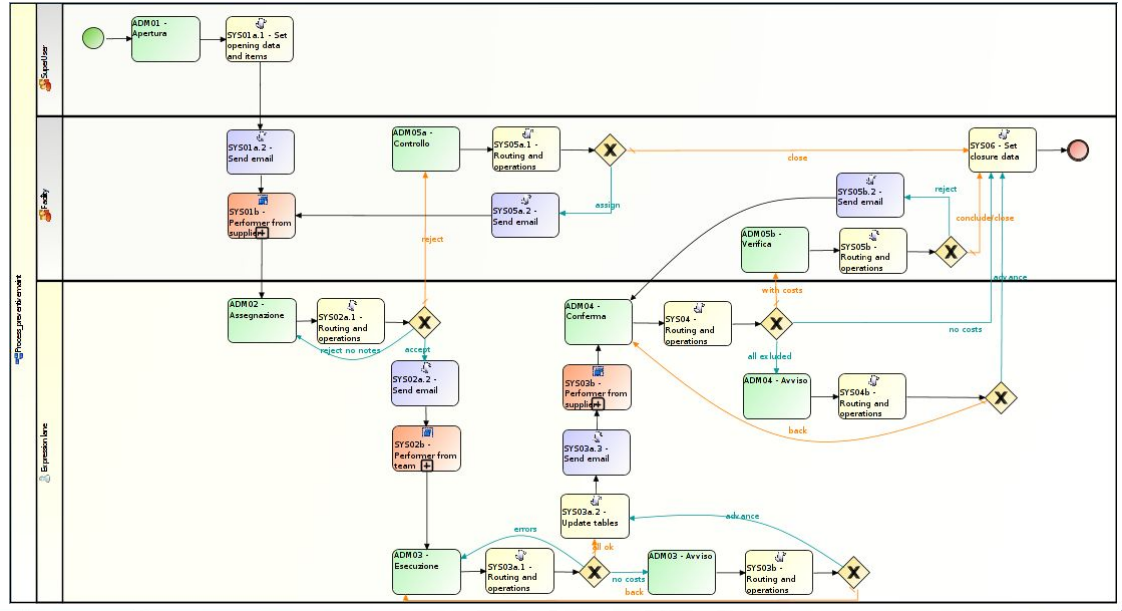
Legenda:														
	In ritardo		In esecuzione		Completato		Pianificato							
Attività		Squadra	Gen	Feb	Mar	Apr	Mag	Giu	Lug	Ago	Set	Ott	Nov	Dic
<b>2018</b>														
<b>Cagliari</b>														
AFC-6M - Canali distribuzione Aria - controllo Semestrale														
AHU-6M - UTA - controllo Semestrale														
CCTVVR-6M - Centrale TVCC - controllo Semestrale														
CHL-6M - Gruppo Frigorifero - controllo Semestrale														
CHL-A - Gruppo Frigorifero - controllo Annuale														
EE-6M - Quadro Elettrico Secondario - controllo Semestrale														
EELV-6M - Quadro Elettrico Generale BT - controllo Semestrale														
EELV-M - Quadro Elettrico Generale BT - controllo Mensile														
ELV-6M - Ascensore - controllo Semestrale														
FCU-3M - Ventilconvettore - controllo Trimestrale														
FCU-6M - Centrale Rilevazione Incendi - controllo Semestrale														
FE-6M - Estintori - controllo Semestrale														
FWST-6M - Serbatoio Antincendio - controllo Semestrale														
GNR-6M - Gruppo Elettrogeno - controllo Semestrale		Ties: Cagliari impianti elettrici												
GNR-A - Gruppo Elettrogeno - controllo Annuale		Ties: Cagliari impianti elettrici												
GNR-M - Gruppo Elettrogeno - controllo Mensile		Ties: Cagliari impianti elettrici												
GNRT-6M - Serbatoio GE - controllo Settimanale														



# Task Management Wizard

## Wizard flows implementation

- Steer activities
- Standardize procedures
- Allow checks
  - On data and actions
- Send notification emails
  - Automatic and not















# Graphical Recap Tools

## Technical report

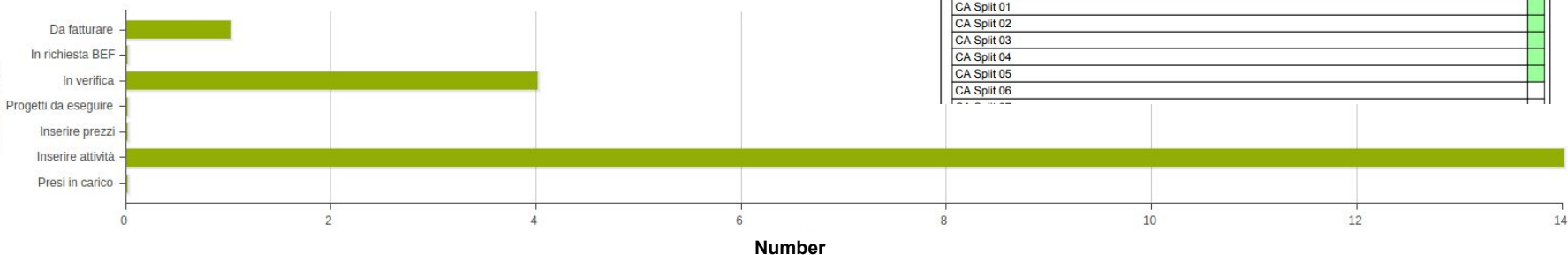
### Manutenzione programmata Ottobre 2018

Fornitore: Ties srl

Squadra: Ties: Cagliari impianti meccanici

Attività	Scadenza	Es.
<b>CA Cagliari</b>		
<b>FCU-3M - Ventilconvettore - controllo Trimestrale</b>	28/10/2018	
<b>Oggetti:</b>		
Split 05		
<b>Controlli:</b>		
Pulizia e sanificazione batteria di raffrescamento		
Sostituzione filtri		
Verifica collegamento elettrico e terra		
<b>ISPL-3M - Split e Multisplit indoor - controllo Trimestrale</b>	28/10/2018	
<b>Oggetti:</b>		
CA Split 01		
CA Split 02		
CA Split 03		
CA Split 04		
CA Split 05		
CA Split 06		

Work order status



# Conclusions

- **Company activities management centralization**
  - Adopting an incremental approach
- **Procedures improvement and speed up**
  - Checked and steered via processes
- **Instantaneous information availability**
  - Automatically calculated
  - Updated in real time
  - Aggregated according to the desired criteria
- **Activities and costs optimal management**
  - Both in the budgeting and in the ongoing phase



# FRANCESCO REGAZZO

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*Thank you !*