



EG MainManager



Let's go further











Everyday Facility Management

Supporting All Tasks with EG MainManager



Table of Contents

| | | |
|---|---|----|
|  | Introduction | 04 |
|  | EG MainManager's Learning Process | 06 |
|  | Modules | 07 |
|  | Dashboards | 14 |
|  | Mobile in Everyday Operations | 15 |
|  | Compelling Reasons to choose EG MainManager | 16 |
|  | Technical Information | 18 |
|  | The Green Transition | 19 |



Introduction

EG MainManager is a comprehensive CAFM system (Computer-Aided Facility Management) currently employed for the administration of over 30,000 buildings across Europe.

For more than 25 years, EG MainManager software has been dedicated to optimizing the operation and maintenance of properties.

In collaboration with users, we have refined and further developed EG MainManager, which is utilized by Europe's leading Facility Management organizations.

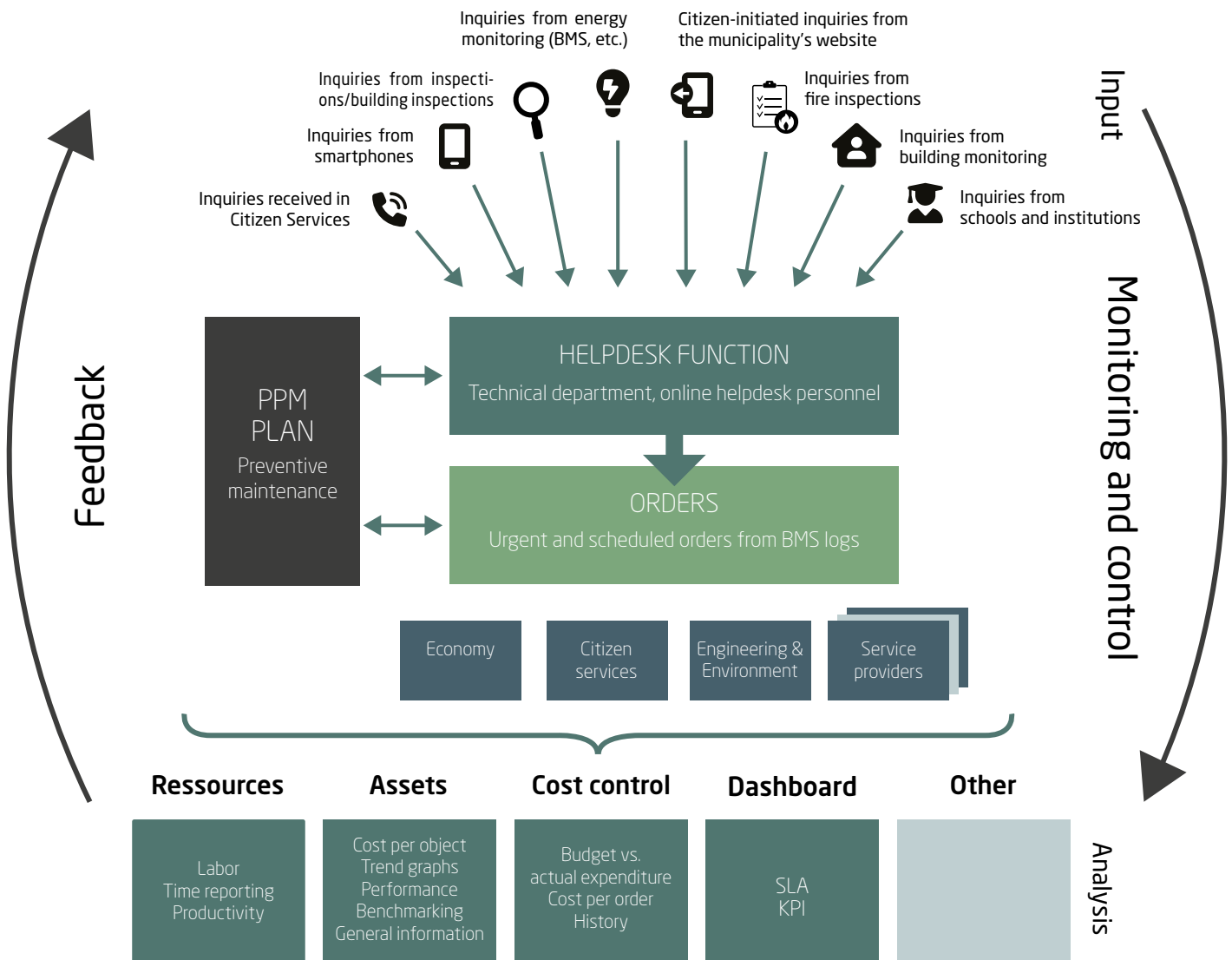
With EG MainManager, you can significantly reduce operational costs by 10-30% through the streamlining of work methods and processes.



EG MainManager is packed with everything you need in order to:



Get smarter with EG MainManager



EG MainManager is built around a fundamental learning process. It's this process that the modules on the following pages support.



Modules

Building Archive

EG MainManager's Building Archive gathers all your information in one place, giving your building a digital life. Drawings, documents, and images recorded by users are linked to objects in building geometry. This provides you with a clear overview and quick, easy access to essential data in your property portfolio.

With EG MainManager's Building Archive, users can define their own classification system for technical building systems, such as ventilation or elevators.

Based on the chosen setup, users can create checklists and standard tasks that will form the basis for the maintenance plan, which includes all of the property owner's buildings and technical systems.

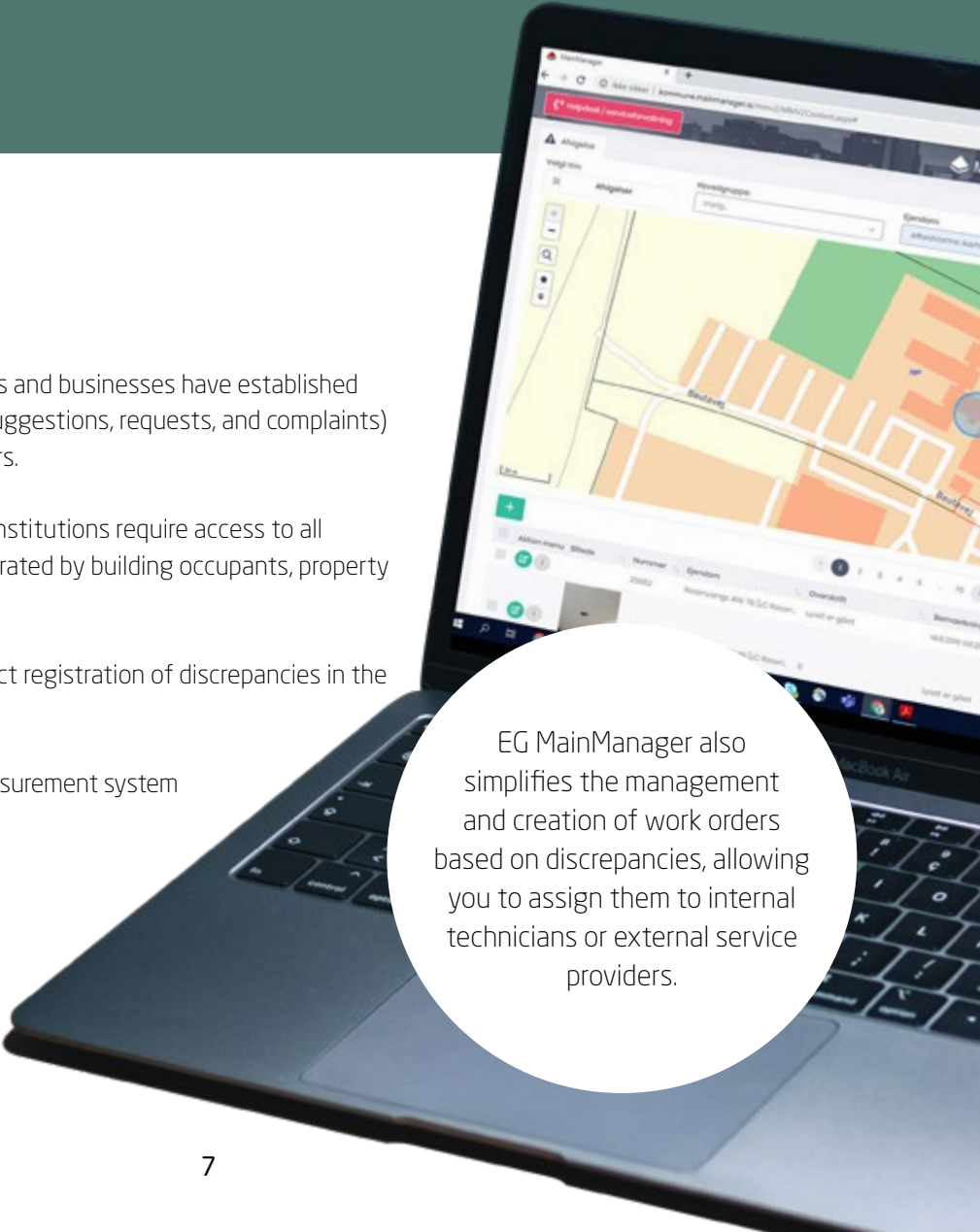
Helpdesk

An increasing number of institutions and businesses have established helpdesks to collect submissions (suggestions, requests, and complaints) from both internal and external users.

Both private companies and public institutions require access to all discrepancies and work orders generated by building occupants, property managers, and the public.

EG MainManager allows for the direct registration of discrepancies in the system through:

- An energy monitoring/energy measurement system
- A building management system
- A browser, app, or email



EG MainManager also simplifies the management and creation of work orders based on discrepancies, allowing you to assign them to internal technicians or external service providers.

Operation & Maintenance

Annual budget plans are crucial for all companies and public institutions. With EG MainManager, you can, for example:

- Create maintenance plans
- Issue work orders
- Allocate work resources
- View budget and real-time status
- Evaluate expenses for a property
- Assess historical data
- Tasks
- Work orders
- Discrepancies
- Results of building inspections
- Cost estimates
- Actual expenses

With Operation and Maintenance, you gain an overview of the property's history and condition, providing valuable insights into how the planning process should be approached. Once the budget plan is created and approved, you allocate funds to each individual property.

EG MainManager enables you to monitor expenses for work orders, tasks, properties, buildings, floors, rooms, and the overall plan, ensuring that expenses do not exceed the budget.

As expenses are collected from buildings and building components, benchmarking data for operational and maintenance costs is generated. This data can be used for future planning and the assessment of operating expenses for both new and existing buildings.



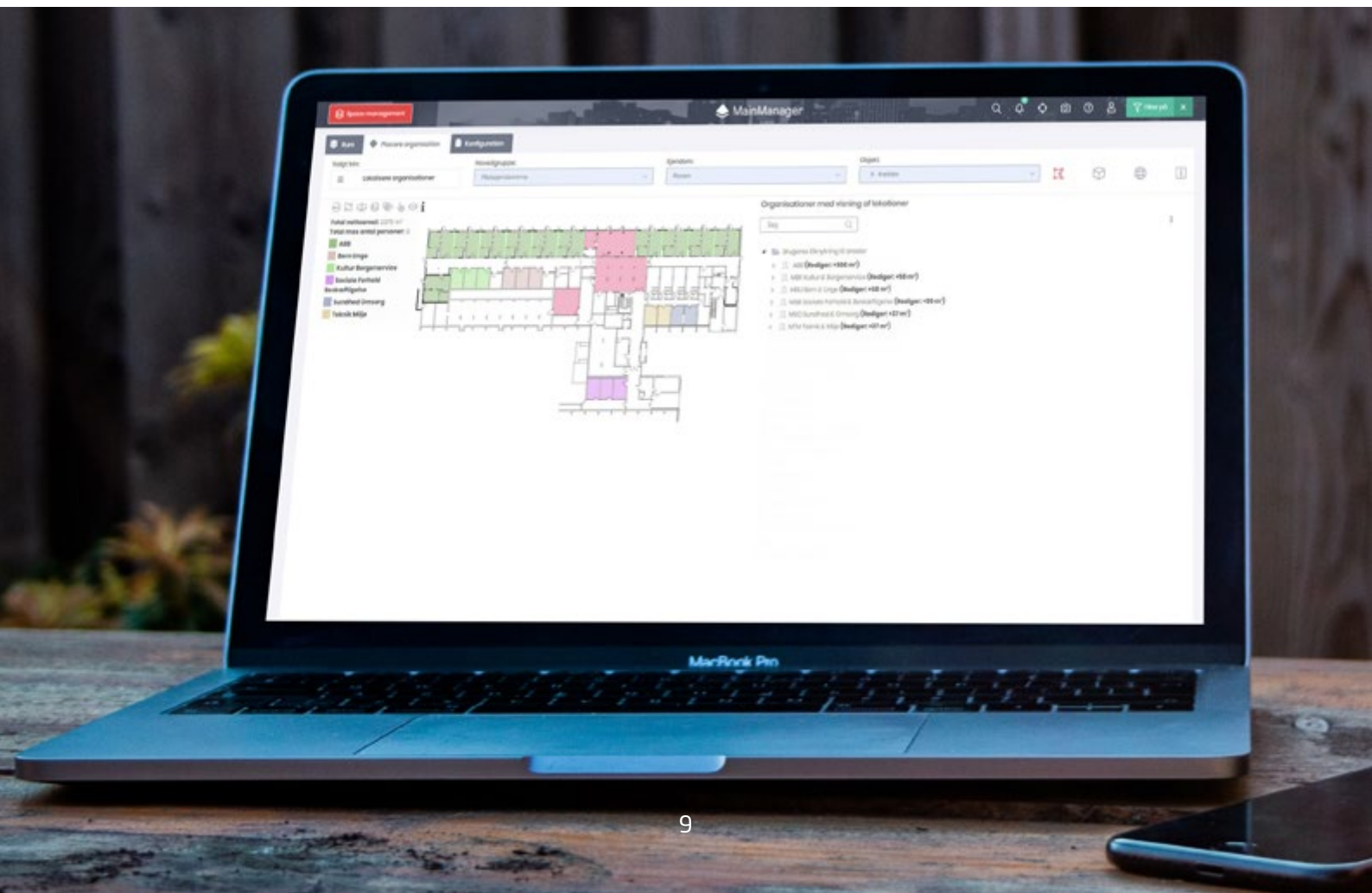
Space Management

Space Management encompasses a series of processes involving information, statistics, and reports on building geometry and open areas.

Physical space within buildings comes at a cost, making it crucial to maximize the utilization of all areas.

In EG MainManager, you can:

- Manage space utilization
- Allocate space
- Gather essential information on usage
- Gain an overview of usage
- Stay updated on leased areas and lessees
- Monitor and keep track of unused spaces
- Calculate rent
- Manage measurements
- Import and manage interactive building drawings





Property Management

The Property Management module in EG MainManager empowers the user to define leasing units (buildings, floors, areas). It's possible to define common areas and private property, along with proportional figures for an individual floor or the entire building.

The Property Management module includes a calculation module for determining rent based on long-term criteria, including profitability, loans, maintenance, operations, financial costs, administrative expenses, and more.

The model calculates the rental income required to cover expenses and profitability requirements. It allows for the breakdown of area utilization, remaining costs at the end of the lease period, and more.





Cleaning Management

The Cleaning Management module in EG MainManager enables users to organize and oversee cleaning activities in various types of buildings.

This module is based on the quality standard INSTA 800, which allows for the definition of cleaning quality in a specific area or type of area. The standard also facilitates the definition of monitoring and discrepancies in cleaning standards.



Asset Management

The Asset Management module is a flexible system for registering and managing assets, allowing users to register and manage various types of assets, including:

- Properties
- Buildings or building components
- Floors
- Rooms
- Open areas
- Streets
- Technical systems

Technical systems or parts thereof can be manually linked to buildings, floors, rooms, open areas, and streets, or imported into EG MainManager as interactive drawings or BIM models.

In daily operations, users need access to various types of asset-related information, which is directly linked to the relevant assets in EG MainManager.

This information includes:

- Work orders
- Plans
- Documents (pictures, technical drawings)
- Discrepancies
- Inspection history
- Expenses
- Contracts
- Measurements
- Risk assessments

When managing multiple properties spread across extensive land or geographic regions, it's crucial to access accurate information as quickly as possible. Therefore, we've emphasized swift information access with as few mouse clicks as possible.



Documents

In EG MainManager, drawings, images, and documents are stored in the Document Management module, enabling users to:

- Associate documents with objects
- Keep track of various document versions
- Save and organize documents using a two-tier classification
- Manage document access through site groups and more

Service contracts

EG MainManager's service contract module is used to manage all service contracts associated with a particular property. Users can, for example:

- Manage service contracts and view contract statuses
- Link contracts to systems and maintenance plans
- Report service partners' checklists

As lease and supplier contract expiration dates approach, reminders can be generated and sent to the contract manager.

Energy Management

The Energy module in EG MainManager is an Energy Management System (EMS) that allows you to control and monitor the energy and consumption efficiency of your entire portfolio, helping you minimize both your expenses and environmental impact. It provides advanced monitoring and analysis features such as:

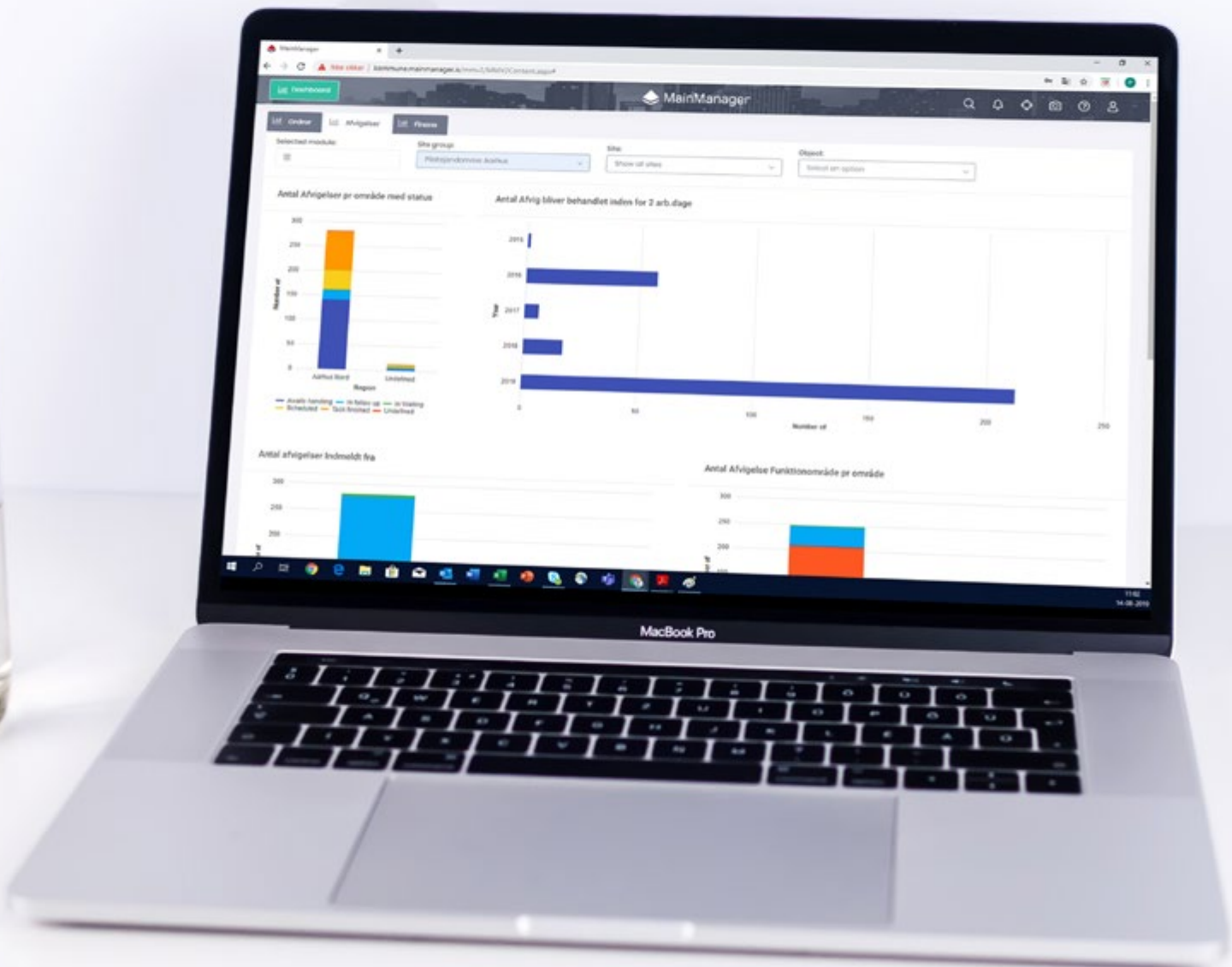
- Portfolio energy consumption comparison (kWh/m²)
- Consumption trends over several years
- Consumption profiles (hourly, daily, weekly, monthly, yearly)
- Degree-day correction
- Individual measurements
- Energy zones
- Reference profiles
- Energy temperature schedules (ET-schedules)
- CO₂, SO₂, and NO_x emissions

These features help you detect over-consumption and identify opportunities for performance improvement. Meter readings can be imported automatically from an available data source or entered manually through a browser or a mobile device. If your company implements the ISO 50001 energy management standard, EG MainManager can be a valuable support for your reporting requirements.

Dashboards

To ensure the efficient operation of a company, measurable goals must be established at all levels of the organization.

EG MainManager enables the conversion of input data into KPI (Key Performance Indicator) reports, using graphs to visualize real-time development and trends. This provides an instant snapshot of current results in comparison to established goals. Additionally, EG MainManager is an excellent management tool when used in conjunction with a balanced scorecard strategy.

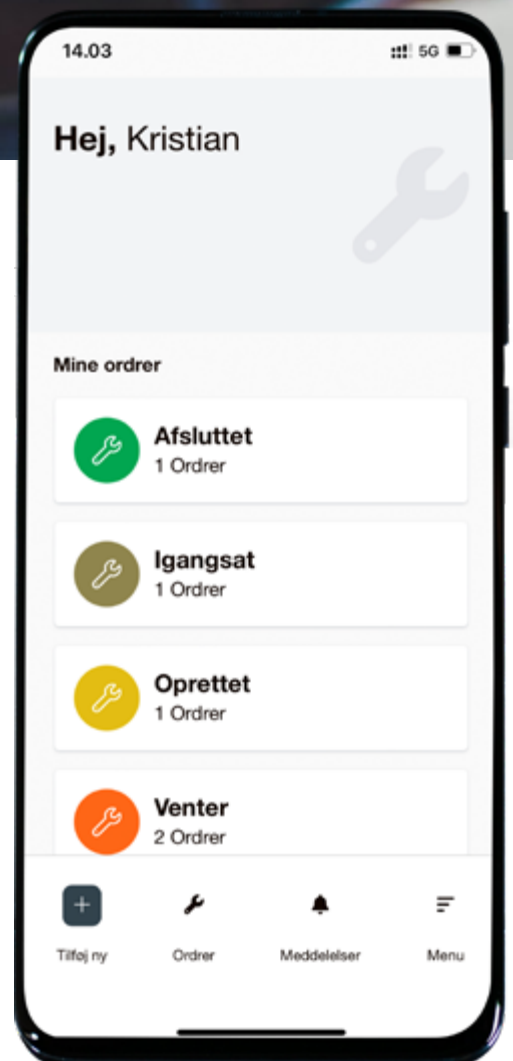




Mobile in Everyday Operations

There's no need to manually enter data into search fields when your phone can scan! Accessing information and reporting incidents or activities has never been easier. Use existing barcodes or QR codes to simplify your work and make it convenient.

Today, you need to be able to perform your tasks on different types of devices and in various ways. Perhaps you want to complete a task while on the go: create work orders on your phone, take a picture of the property, and attach it to the selected item, and more. To meet these needs, we have developed an EG MainManager app.



Several good reasons to choose EG MainManager:



GIS maps allow you to view your properties and their associated tasks from a bird's-eye perspective.

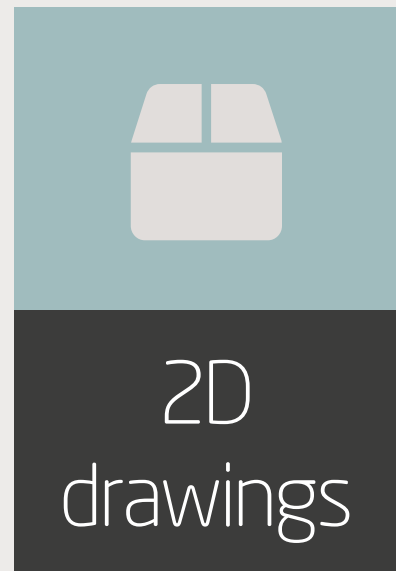
This overview contributes to better planning and makes it quick to find the information you need.



BIM models (Building Information Modeling) are created during the property's design and construction phase.

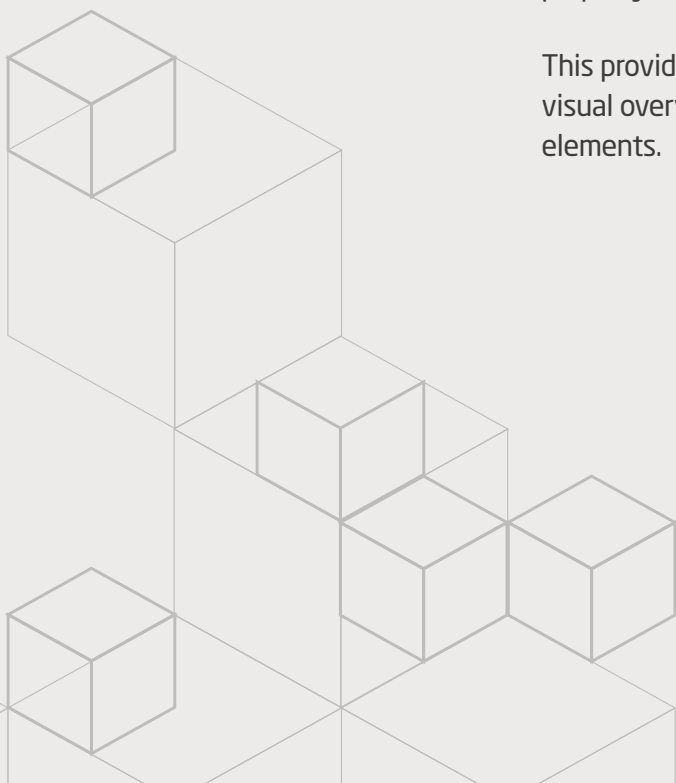
They become valuable knowledge for facility management when uploaded to the system, allowing you to use the 3D models for navigating your property.

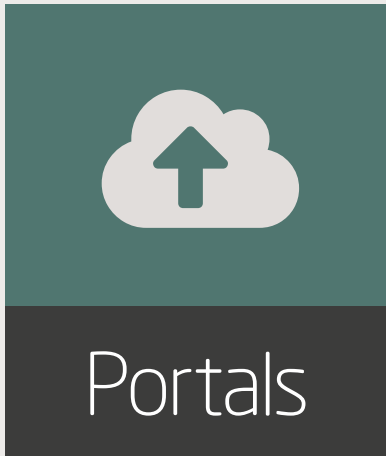
This provides you with a better visual overview of tasks and elements.



Use 2D drawings to visualize your work and locate assets.

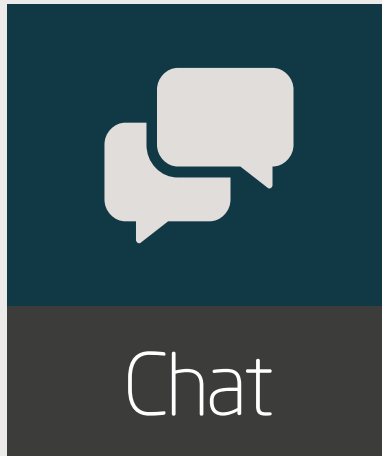
Clear color coding helps you organize, prioritize, and monitor the status of your building.





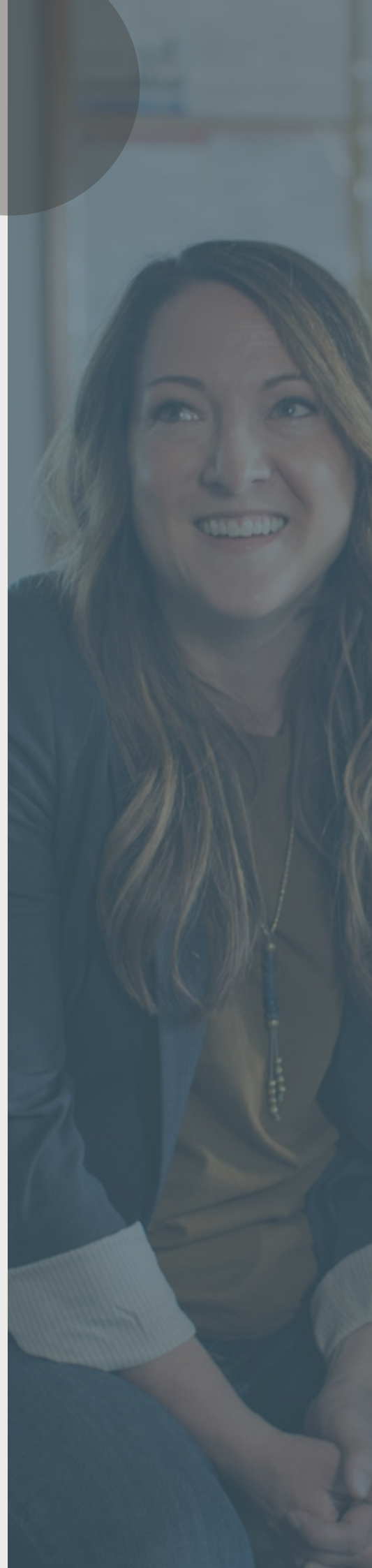
Some of the processes include portals with information on specific topics such as fire prevention, universal design, health, safety, environment, and heritage properties. These portals enable the property inspector to monitor and plan operations and maintenance related to each of these aspects.

For each category, you can conduct a risk analysis, which can be incorporated into further planning.



Our user-friendly chat module allows you to communicate with employees and stakeholders.

It provides you with the opportunity to manage and save important communication related to inquiries and tasks without having to leave the app.



Technical Information

EG MainManager is developed using the latest .NET technology from Microsoft and Microsoft SQL Server.

The software is web-based, allowing users to access EG MainManager from anywhere and at any time – through smartphones, tablets, and PCs. EG MainManager operates in the following browsers:

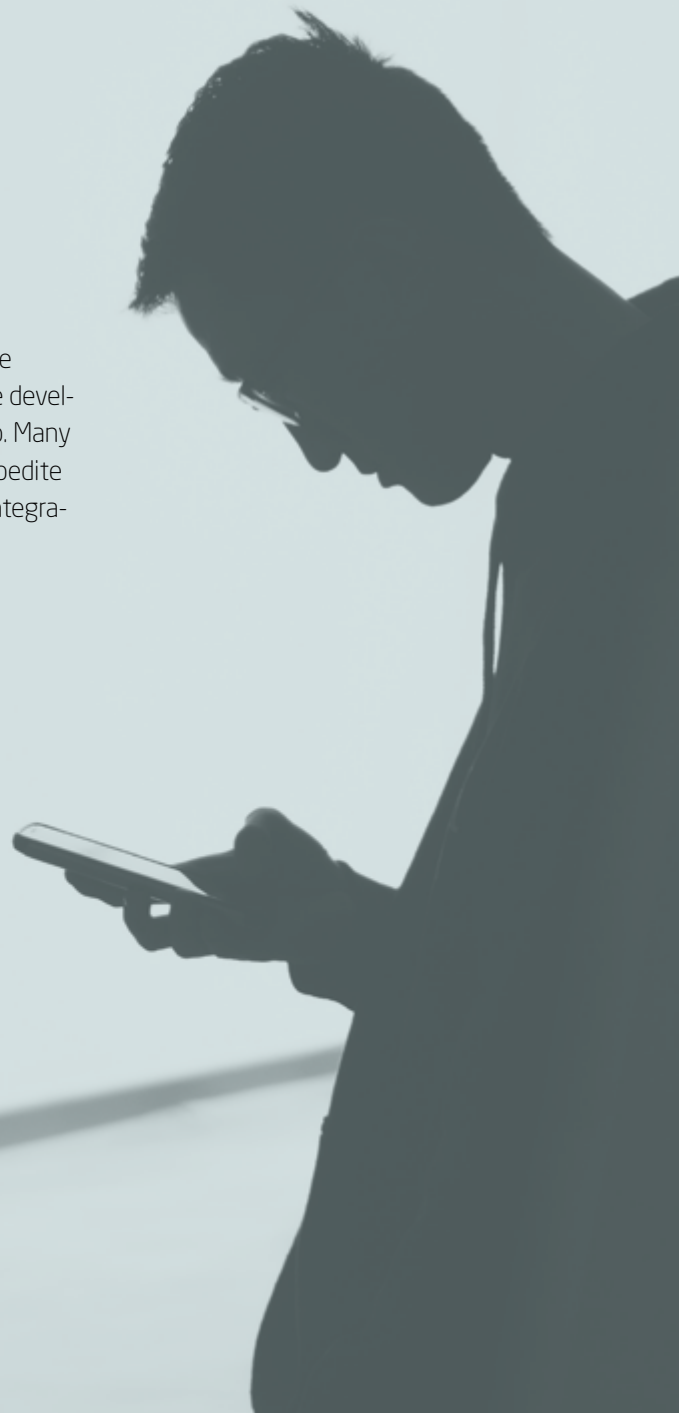
- Chrome
- EDGE
- Safari
- Firefox.

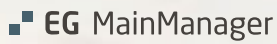
Mobile platforms for the EG MainManager app:

- iOS
- Android.

This versatility enables users to use their preferred browser or mobile device. To make it easier for users to register and save data, we have developed processes that assist the user in performing tasks step by step. Many processes include built-in 'drag and drop' features to simplify and expedite maintenance and registration procedures. EG MainManager can be integrated with a wide range of applications, including:

- Property systems
- Archiving systems
- Geographic systems
- BIM systems
- User access systems
- ERP systems





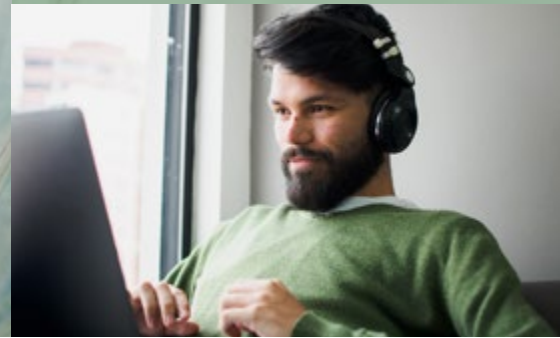
EG MainManager



The challenges of the green transition in the building industry

- and three steps on how to work on them

SUSTAINABILITY



The Green Transition

Whether you are at the beginning of your sustainability journey or elevating your existing green credentials to the next level, the EG MainManager solution enables you to work towards your own local contribution and support global sustainability goals.

1

Collect relevant information

- Identify all environmentally sensitive areas in the building
- Calculate the building's thermal efficiency
- Calculate the building's energy efficiency
- Document waste sorting
- Document environmental discrepancies
- Document the use of square meters

2

Implement environmentally friendly processes

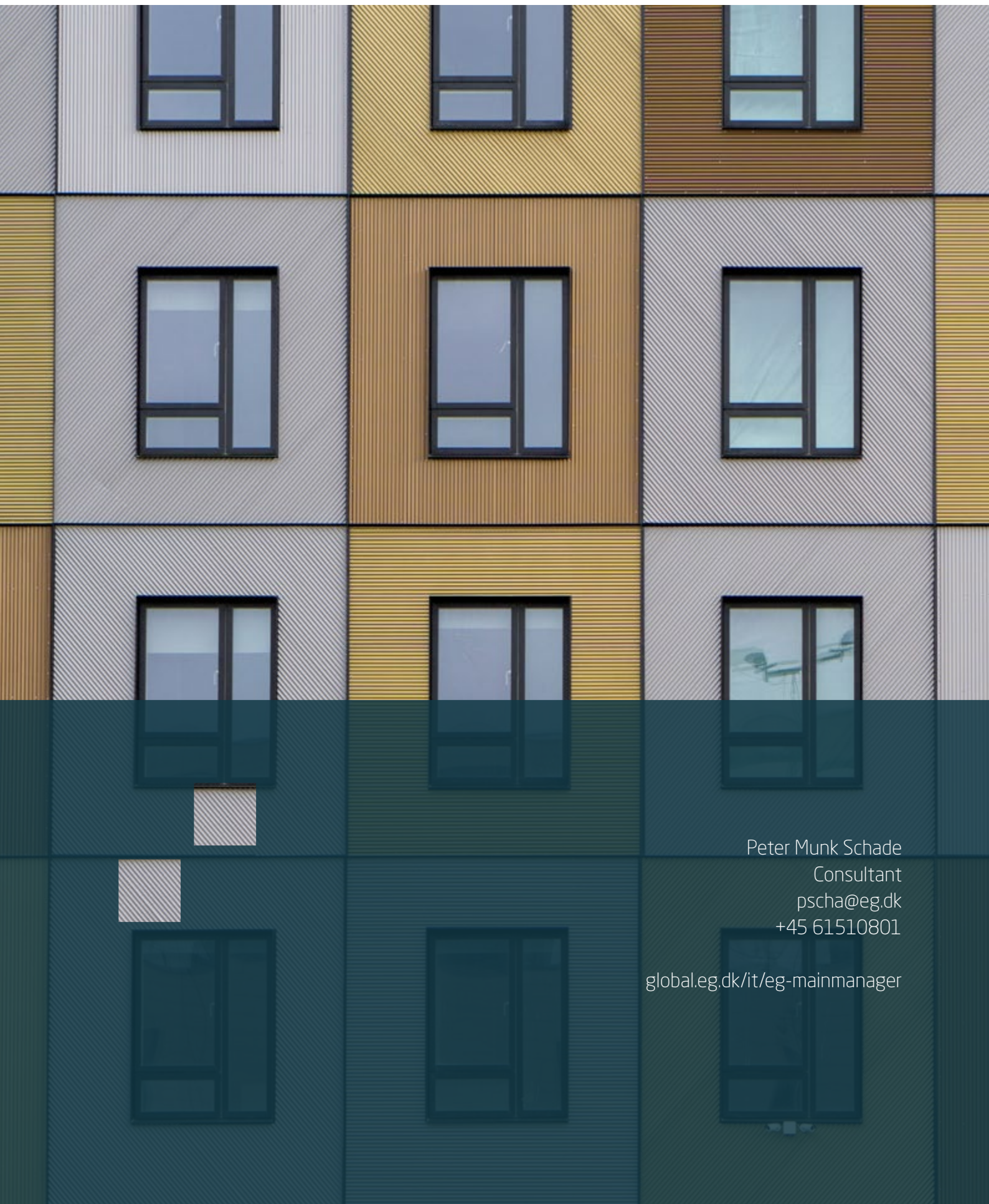
- Prepare preventive maintenance
- Implement energy management
- Use certified providers

3

EG MainManager, EPD og BIM

Use our data model to upload materials with EPD information. Each material type is linked to a building classification code. If your BIM models are coded with the same classification system, specific material or product data can be assigned to objects. Once this is completed, either in full or in part, the EG MainManager system can then calculate the environmental impact by aggregating all EPD values within each life cycle stage.

EG MainManager



Peter Munk Schade
Consultant
pscha@eg.dk
+45 61510801

global.eg.dk/it/eg-mainmanager