

 thinkage Ltd.

MainBoss® Advanced

Maintenance Solution Software



Your maintenance may be complex
Managing it shouldn't be.

In the past, maintenance and repair activities were seldom on upper management's radar—executives often considered maintenance a fixed cost, something that couldn't be cut and couldn't be improved. Now, however, maintenance is getting more attention. Executives realize that proper maintenance can significantly reduce expenses.

Maintenance software can also help personnel use their time more effectively with less stress. It lets you get organized so your work is more proactive than reactive.

MainBoss Advanced Works For You

MainBoss maximizes the returns of what you spend on computerization; you see greater financial results in a shorter period of time.

MainBoss can provide all of the following functions and benefits:

- Work request management
- Work order management
- Preventive maintenance scheduling
- Equipment management
- Facilities management
- Inventory management
- Labor management
- Versatile reporting functions

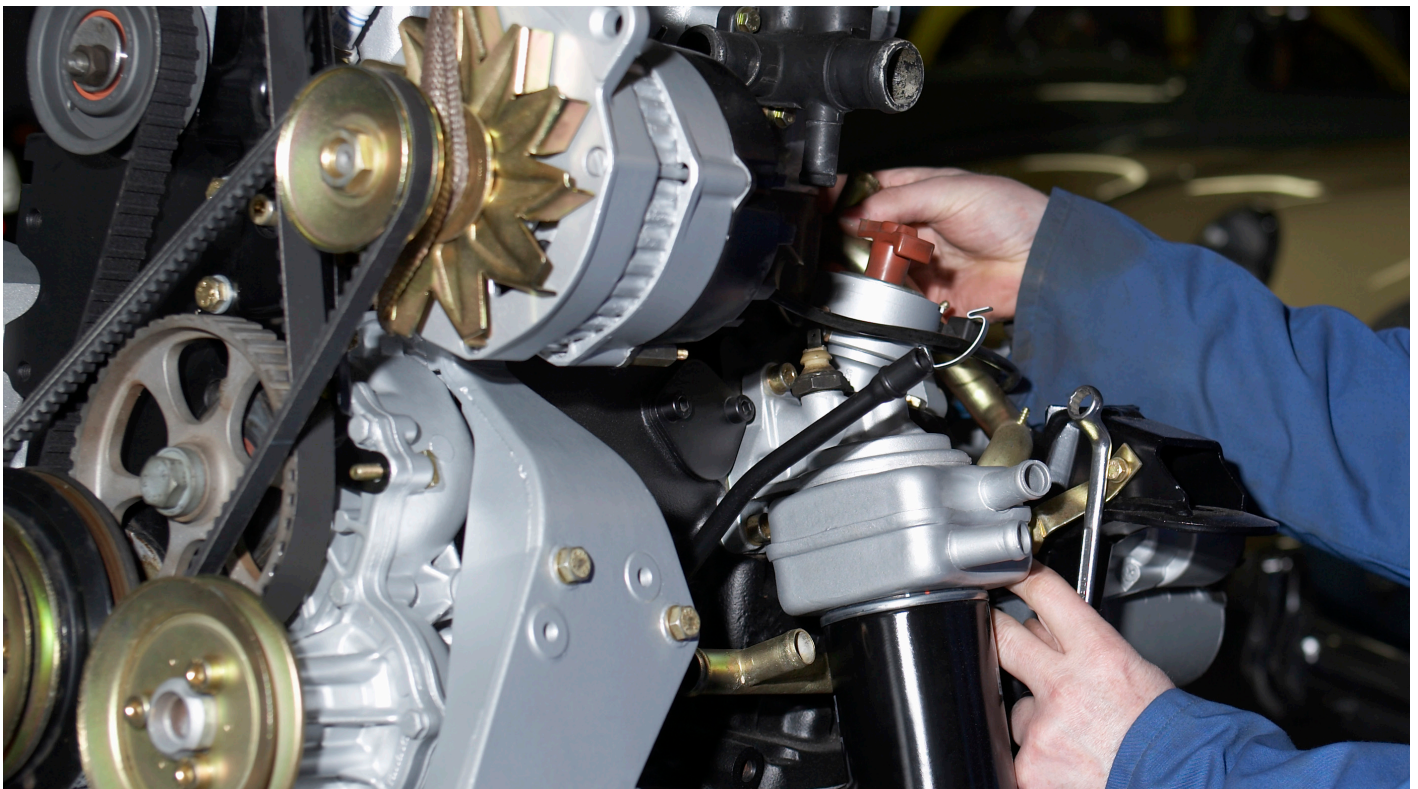
Regardless of how much engineering goes into making a CMMS package easy to use, the true test is what your customers think. Since the inception of MainBoss, our user base has praised our software for its ease of use.



MainBoss in the Market

Since 1993, MainBoss has been helping companies succeed in their corporate objectives by managing assets & resources. MainBoss clients have improved their profitability and the quality of service to their customers. Our list of satisfied customers continues to grow. Our markets include:

- Commercial Property Management
- Education
- Government Agencies & Municipalities
- Healthcare
- Hotels & Resorts
- Commercial Laundries
- Zoos & Museums
- Specialized Facilities
- Manufacturing
- Process
- Food & Beverage Production



Work Orders In MainBoss Advanced

With MainBoss, you can manage all aspects of a work order: describe what has to be done; reserve spare parts and other materials; assign workers to the job; and once the job is finished, record the materials and labour that were actually used. If people outside the maintenance department submit requests, it's easy to expand such requests into full work orders.

MainBoss Demo - MainBoss Maintenance Manager
Session View Actions Help
MainBoss Demo
Assigned to current user
Requests
Work Orders
Overdue
Draft
Open
Closed
Void
Print
Requestors
Assignees
Billable Requestors
Chargebacks
Reports
Unit Maintenance Plans
Units
Items
Purchase Orders
Coding Definitions
Administration

View Work Orders
View Defaults for Work Order

Number	Priority	Subject
WO 00000001		Business Office Condition - Monthly
WO 00000002		Swimming Pool Condition - Monthly
WO 00000003		Business Office Condition - Monthly
WO 00000004		Elevator-Escalator - Weekly
WO 00000005		Classroom Condition - Monthly
WO 00000006		Business Office Condition - Monthly
WO 00000007		Auditorium Condition - Monthly

Enable Filter

Details Assignees Service Contracts Resources Temporary Storage Meters Purchase Orders Chargebacks Requests State History

Number WO 00000002
Subject Swimming Pool Condition - Monthly
State
Status
Current Open
Planned Maintenance Batch Date Thursday, December 18, 2008 3:24:25.95 PM

Name Business Phone E-mail
Requestor
Unit Pool @ Gymnasium @ MainBoss College
Work Start Date Thursday, December 18, 2008
Work End Date Thursday, December 18, 2008
Work Category Inspection
Access Code Permission needed
Work Order Priority
Expense Model Default Expense Model
Project
Work Description
1. Check Condition and Operation of Automatic Fill Device
2. Check Condition and Operation of Electrical GFI System
3. Check Condition and Operation of Pumping System
Comments
Downtime 0:00
Closing Code Planned maintenance
☒ Select for Printing

New Work Order
New Work Order From Task
Edit
Print
Close Work Order
Refresh
Search
Add Work On

User MainBoss User Organization MainBoss Demo (Database 'JennyAllSample' on server 'gehim\sqlserver2010')

MainBoss Advanced Open Work Orders view

Work Order Report

WO 00000005

MainBoss Demonstration

State	Open	Unit	Lecture Room S2
Status	WAITING APPROVAL	Location	Science @ MainBoss College
Effective	Wednesday, April 28, 2010	Address	567 Any Street Anyville
Work Start Date	Thursday, December 18, 2008	Task	CLASSROOM-M
Work End Date	Thursday, December 18, 2008		
Work Days	1		
Access Code	Anytime		
Work Category	Inspection		
Subject	Classroom Condition - Monthly		

Description

Man Hours .5

Items to Check & Initial Completion:

Doors:

1. ☐ Check Condition of Door Auto Closures
2. ☐ Check Condition of Door Hardware Operation, Damage,
3. ☐ Check Condition of Door Frame for Alignment, Damage, etc.
4. ☐ Check Condition of Door Locks, Operation, Damage
5. ☐ Check Condition of Door Surfaces, Damage, Painting, etc.

Audio/Visual Equipment:

1. ☐ Check Condition of Black/White Boards, Check mounting and Appearance
2. ☐ Check Condition of Bulletin/Announcement Boards, Check mounting and Appearance
3. ☐ Check Condition and Operation of Television/VCR/DVD (If Equipped)
4. ☐ Check Stability of Audio/Visual Storage Unit (If Equipped)
5. ☐ Check Condition of Audio/Visual Screen (If Equipped)

Computer System/Equipment:

1. ☐ Check Condition of Work Stations, Stability, Damage, Vandalism
2. ☐ Check Condition and Operation of Processing Units & Monitors
3. ☐ Check Condition & Operation of Electrical Outlets/Surge Suppressors
4. ☐ Check General Conditions of Computer Equipment

Furniture:

1. ☐ Check for Stability of Desks, Tables, Chairs etc.
2. ☐ Check Condition of Desks ,sharp edges, broken hardware, poorly working drawers, Damage, Vandalism
3. ☐ Check Condition of Chairs, wheels functioning properly, seat adjustment working properly
4. ☐ Check if Shelving properly secured
5. ☐ Check if File Cabinets properly secured & Operational

MainBoss Work Order

Web Access

Workers can get work orders in many ways:

Edit Work Order : WO 00000011

Details | Assignees | Service Contracts | Resources | Temporary Storage | Meters | Purchase Orders | Chargebacks | Requests | State History

Number: WO 00000011
 Subject: CHANGE FILTER ON WATER SYSTEM
 Current State: Draft
 Current State's Effective Date: Friday, October 30, 2009 4:46:22.4 PM

Requestor: [Name] [Business Phone] [E-mail]
 Unit: PUMP HOT @ MAXMALL
 Work Start Date: Friday, October 30, 2009
 Work End Date: Friday, October 30, 2009
 Duration: 1
 Work Category: ENG ENGINEERING - MAINTENANCE
☐ Use access code from unit
 Access Code: FULL FULL ACCESS, ACCESS ANYTIME
 Work Order Priority: H: 48 HOUR 48 HOURS
☐ Use expense model from unit
 Expense Model: Default Expense Model Default Expense Model
 Project: [Project]
 Work Description: CHANGE FILTER ON WATER SYSTEM
 Comments: [Comments]
 Downtime: 0:00
 Closing Code: PM ROUTINE PREVENTIVE MAINTENANCE
☒ Select for Printing

New Print Save Save & Close Open Close Add Work Order Comment

Active

*Desktop view of Work Order
within MainBoss Advanced.*

With the Web Access module, workers can view and complete their assigned Work Orders via the web. With Web Requests, workers can see assigned requests. Workers can access these Work Orders and Requests using any web-enabled device, including high-level mobile devices (e.g. an iPhone, iPod Touch, or BlackBerry).



Web Access view of a work order on a Blackberry Curve 8330™.




Web Access view of Assigned Requests on a Palm Pre™.

Web Access allows your workers to obtain their work orders on the web. Instead of being tied to a desktop computer, workers can use mobile devices to see what work orders they've been assigned. After the job is done, workers can use the same method to record the time and materials they used.

Web Requests

The Web Requests module allows authorized people to submit Work Requests from a web page.


MainBoss

Welcome MainBoss user **test@mainboss.com!**

New Request

Number
WR 00000004

Subject
Brief summary of problem


Request Priority
Normal

Description
Full description of problem

Create


[Cancel](#)

[Return to MainBoss web site](#)



Creating a new Request via Web Requests

View Requests via Web Requests


MainBoss

Welcome MainBoss user **anyname!**

View Request WR 00000001

Number	WR 00000001
Subject	Sample subject line
Requestor	requestor@mainboss.com
Unit	Sample Unit @ Sample Location
Access Code	Unrestricted access
Request Priority	Normal
Description	Job description would appear here

[Add Comment](#) [Close](#)

History

11/6/2009 4:47:15 PM Requestor New

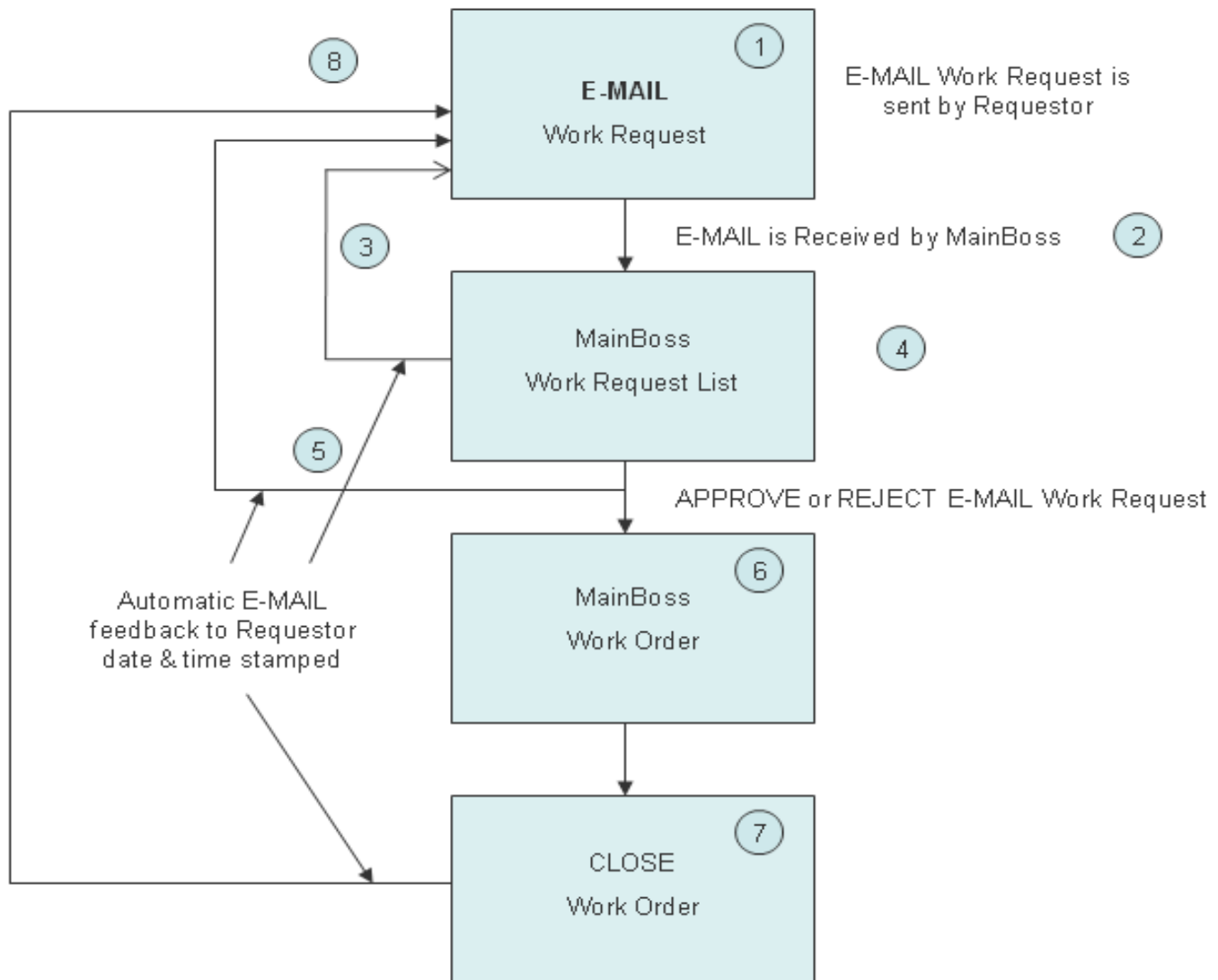
[Back to previous page](#)

[Return to MainBoss web site](#)



MainBoss Requests

The MainBoss Requests module manages problem reports submitted by clients, customers, or others outside your maintenance department.



MainBoss Service

When people submit problem reports by e-mail, the MainBoss Service module automatically creates Work Requests from the messages. MainBoss then keeps submitters informed about the progress of their Requests, without requiring maintenance personnel to take any special action.

Planned Maintenance

The Planned Maintenance module automatically creates Work Orders for inspections and scheduled (or preventive) maintenance based on date or meter reading.

The screenshot shows a software window titled "Edit Unit Maintenance Plan : ELEV CTR @ MAXMALL : 3 weeks". It has two tabs: "Details" (selected) and "Scheduling History".

Task: S 1048

Unit: ELEV CTR @ MAXMALL

☐ Inhibit entire Unit Maintenance Plan

Maintenance Timing: 3 weeks

Timing Basis: ☐ Work Start ☐ Work End ☒ Scheduled Date

Current Scheduling Detail

Generation Date	Friday, October 30, 2009 4:46:12.86 PM
Batch End Date	Friday, November 06, 2009
Scheduled Date	Wednesday, November 04, 2009
Next Available Date	Friday, November 06, 2009
Work Order	WO 000000... CHANGE LIGHT IN ELEVATOR
	ELEV CTR @ MAXMALL
Estimated Work Start	Wednesday, November 04, 2009
Disposition	Make Work Order
Disposition details	

At the bottom are buttons: New, Save, Save & Close, Close, and New Select Scheduling Basis. The status bar at the bottom right says "Active".

Use Preventive Maintenance tasks to create Unit Maintenance Plans

Inventory

The Inventory module tracks spare parts and other work materials, plus associated costs. It tells you when materials should be restocked, and where workers can obtain materials for a job.

Purchasing

The Purchasing Module helps you manage Purchase Orders to pay for materials and for the services of outside contractors. Even if you already have software for dealing with purchase orders, MainBoss's Purchasing facilities help you determine what you need to buy. They also keep track of shipments as they come in.

Purchase Order

PO 00000001

MainBoss Demonstration

Effective Date	Wednesday, November 11, 2009	Ship To	BASEMENT BASEMENT		
Vendor	DRAIN				
Vendor Sales Contact	DRAIN				
Vendor Sales Location	Property Plumbers Inc. 3-987 Johnston Court Boomerville				
Vendor Sales Phone	555-892-9043				
Vendor Sales Email	jlonstern@pplumbers.com				
Vendor Sales Web URL	www.property.plumbers.com				
Account Number	8884 000 300 28274				
Required By Date	Friday, November 20, 2009				
Payment Term	30 DAYS				

<u>Item</u>	<u>Description</u>	<u>Unit Price</u>	<u>Quantity</u>	<u>UOM</u>	<u>Cost</u>
-	Plumbing Wrench	\$25.0000	1.0	EA	\$25.00
-	F32 Tubes	\$2.5000	70.0	EA	\$175.00
-					
-					
-					
-					
-					
PO 00000001 - Total					\$200.00

Additional Information

Authorized by _____

Page 1

Accounting

The Accounting module keeps track of the general ledger accounts associated with the various expenses and revenues of your department.

MainBoss Advanced is designed for the complexities of a medium to large sized maintenance department. For smaller operations, we recommend MainBoss Basic

Testimonials

"We went online with MainBoss March 1, 2000, and are absolutely delighted by how easy our lives have become. We have a bare bones staff, and we can't afford to have someone devoted to software full time. MainBoss has completely surpassed our expectations with its ease and simplicity."

Dave Gilmore, Systems Supervisor

Oklahoma Baptist University, Physical Plant Services

"Fiscal Accountability and Performance Measurement is what it's all about. I've found both in my MainBoss CMMS."

Rich Daniels, Maintenance Superintendent

Con Cast Pipe Ltd.

"I am delighted to report that we couldn't be more pleased. It is critical for us to have a preventative maintenance program that automatically prints out the required P.M.'s in a timely manner. In addition, we will be able to track both the maintenance and repair expense dollars by piece of equipment in addition to the actual labour hours spent doing P.M.'s...If you have potential customers that have similar needs to ours, I would highly recommend they give MainBoss serious consideration."

Tom Jaynes, General Manager

Midwest Laundry, Inc.



MainBoss

www.mainboss.com

Thinkage Ltd.

85 McIntyre Drive

Kitchener, ON N2R 1H6, Canada

Phone: **1-800-563-0894** (toll-free, U.S. & Canada)
1-519-895-1860

Fax: **1-519-895-1864**

Email: **info@mainboss.com**

Maintenance Solutions...Simplified.