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Energy



# Building Management System

Geme

BUILDING MAINTENANCE SOFTWARE



Homepage



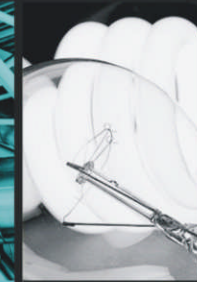
Regulation



Links



Monitor



GEME 5.1

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Homepage



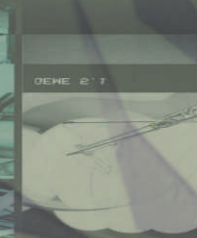
Regulação



Links



Monitor



GEME 2.1

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GEME - BUILDING MAINTENANCE SOFTWARE

Engineered by Telecert

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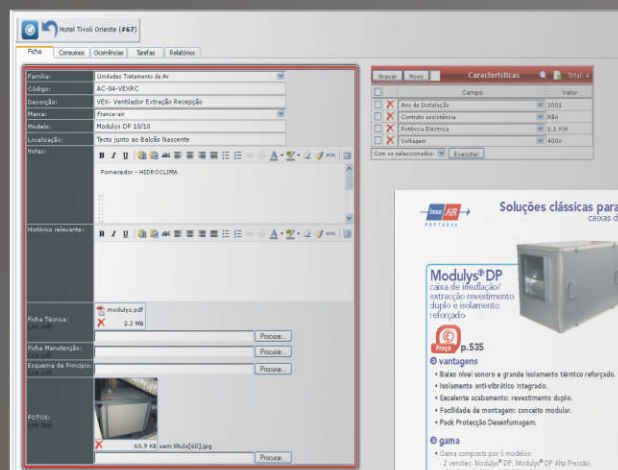
## Introduction

Recent changes to the legislation led to a new framework of accountability on the management of units with particular regard to those who have permanent public visitors or significant Staff assigned to them.

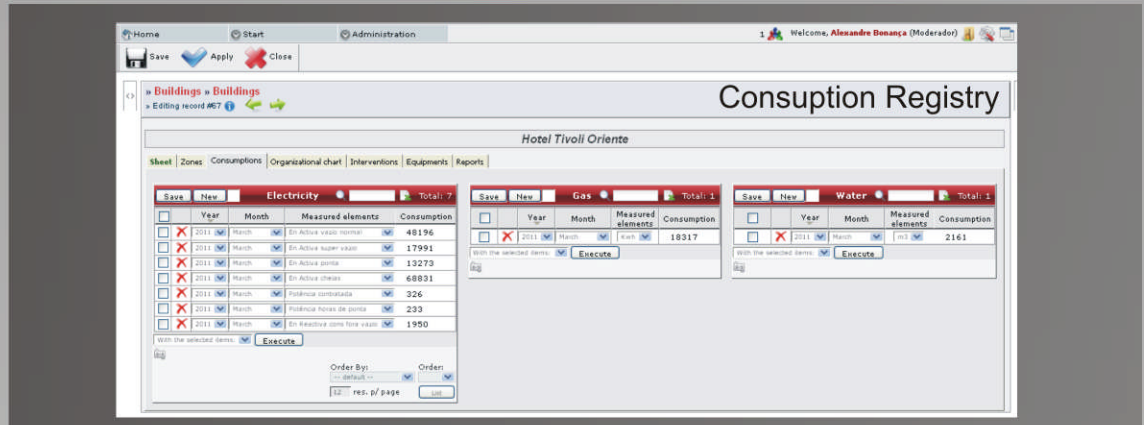
This change led to a reformulation of procedures and concerns for monitoring, recording and parameterization of maintenance activities to ensure regulatory compliance but also to improve management efficiency to achieve an improve balance of operative costs.

On the other hand, activity registration is a key factor for security and evidence of mandatory regulation.

In some units the need to reduce operational costs has led to a redesign of processes which in some cases the outsourcing of tasks has gained some relief, but brought also a need to control the outside providers activities.



## On-Line Solution



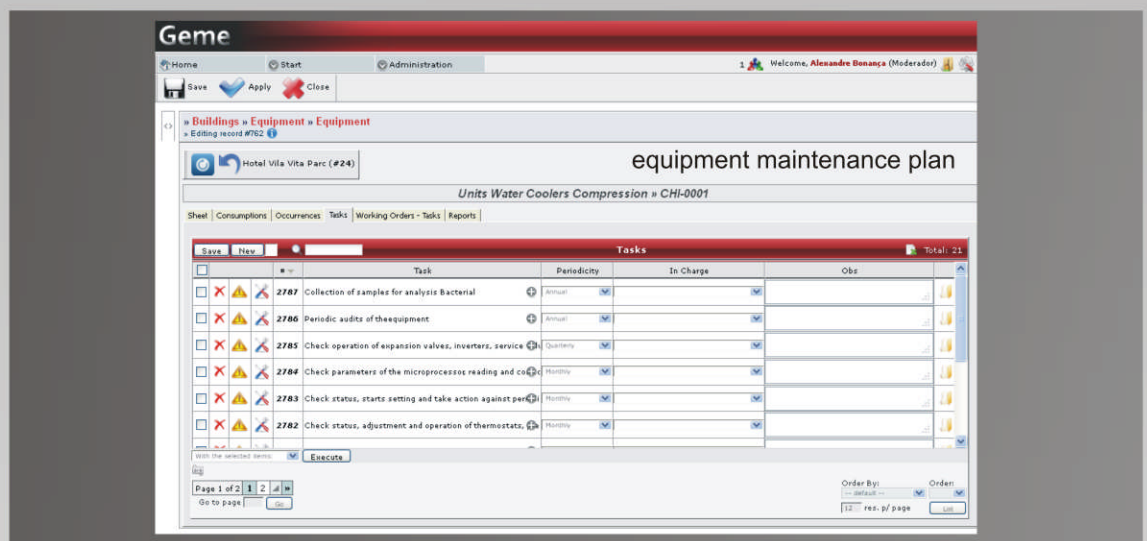
The Service of Parameterization, Control and Management of buildings, aims through a "Cost-effective" solution to address these needs, based in an on-line system with customizable exclusive access, allows management to perform online control activity of internal and external providers, in order to evaluate the performance of the developed tasks and archived the maintenance documents for improved performance.

- Preventive Maintenance Plan
- On request Maintenance
- Risk Prevention Plans
- Emergency Plans
- Contingency Plans

As well periodic tasks control:

- Periodic Mandatory Audits
- Periodic Mandatory Inspections
- Periodic perform analysis

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## Implementation Parameters

the system is usually set-up in two phases:

Geme BUILDING MAINTENANCE SOFTWARE		Equipment sheet	
Family: Units Water Coolers Compression		Owner: Turisvilas Investimentos S. A.	
Code: CHI-0001		Building: Hotel Vila Vita Parc	
Description: Chiller nº 1 Hotel			
Brand: Climaveneta			
Model: ERACS-Q/LN 1362			
Location: Zona Técnica Central			
Year of Installation	2009		
Serial No.	1089281		
Fluid	R134a		
EER	2,38		
COP	3,01		
Cooling Capacity	284 KW		
Heat capacity	289 KW		
Fluid Load	55 Kg		
Cooling output	89,5 KW		
Heating power	96,1 KW		
Power Supply	400 V		
Last Noise Measurement	91 dB		
<b>Notes</b>			
Instalador: SPIE: 289895500 - Engº Paulo Mendes 932066879 Engº João Neves 939754102 Fornecedor Nonio: Engº Luis Caetano: 937282240 Tecnico Rui Alonso: 936813528			
<b>History</b>			
Instalado em 2009			
Updated: 2011-03-13		Printed: Alexandre Bonança	
GEME v5.1 (1/2)			

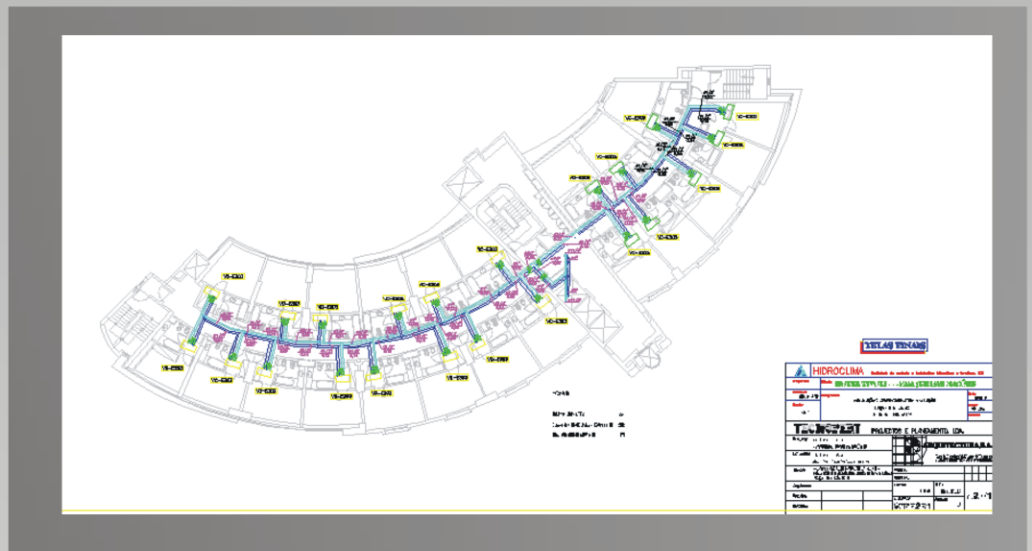
### Parameterization of the unit

This phase is carried out by the installer entity where the global parameterization is included in this first survey and the massive information upload of all equipment and systems, necessary to the operation.

As well the assign maintenance periodic tasks bracketed between the manufacturers recommendations and regulatory good practice.

Also the information regarding the maintenance team that will receive automatically requests.

Is also included in this phase all the training necessary to push the system processes.



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### Survey Process phase.

This phase includes the system survey where all maintenance is included inherent to the continued functioning.

Daily backups, analysis of the quality of entered data, reporting services, alarmistic (sms, email) , Call Center, technical support service, Bug-Report and continuous development upon request.