

# MicroMain

## Capital Planning

With MicroMain, you can simplify planning for your long-term facility needs. Catalog deferred maintenance, anticipate needed work, determine priorities, estimate costs, and plan proactively for the future.

Easy to learn and simple to use, MicroMain™ Capital Planning gives you the tools you need to protect your facility and asset investments and conserve cash flow. You have the ability to:

- Conduct your own facility assessment or contract it out
- Receive capital requests using your own processes
- Manage your different account records
- Determine your own cost estimates
- Track planned work with user-determined projects
- Create your own reports
- Use the system in the way that makes the most sense for you

MicroMain makes its software available “open.” This unprecedented offering gives you complete solution control and flexibility. By having access to the source code, you have the option to use your own staff or third-party programmers to customize core functionality to suit your needs.

### Plan Proactively

Instead of continually replacing building components—or continually extending your deferred maintenance—you can look at your entire portfolio of properties and determine what work is needed now and what work is needed over the next several years.

Using MicroMain software for proactive planning, you can:

- Put controls in place for consistent analysis of needs
- Accurately determine building component lifecycles
- Use the Facility Condition Index (FCI) to determine repair or replace
- Avoid new construction when renovation proves cost-effective
- Reduce emergency repairs
- Improve operational efficiencies
- Justify capital expenditures

### Assess Consistently

MicroMain Capital Planning is designed to help you set standards for consistent determination of and reporting of facility conditions throughout your organization. To help you assess consistently, the software is pre-loaded with standard:

- Building space types
- Maintenance types
- Specifications
- Component classes
- Component ratings

By consistently assessing the current condition of your buildings and assets, you can easily catalog both immediate maintenance needs and deferred maintenance needs. You can then prioritize your deferred needs and estimate work and costs needed to perform needed services.

### Reduce Costs and Track Planned Work

MicroMain automatically calculates the FCI for you—the cost of deferred maintenance divided by the current replacement value. You can reduce costs with planned repair or replacements, and by avoiding emergency repairs, including higher labor and part costs.

Using MicroMain’s maintenance management functionality, you can also track planned work that is part of your capital project. You’ll be able to:

- Monitor pending work orders
- Monitor completed work
- Track costs
- Review a live tally of estimated and actual costs
- Access multiple reports related to the project

**Want to see MicroMain software for yourself?  
For a free trial, call 1-888-888-1600.**

MicroMain products are available to government agencies through GSA Schedule 70.

