



**ALPHA SIMPLICITY SOFTWARE
TECHNOLOGIES**

Computerized Maintenance Management Solutions

INDUSTRIAL STRENGTH APPLICATIONS MADE SIMPLE



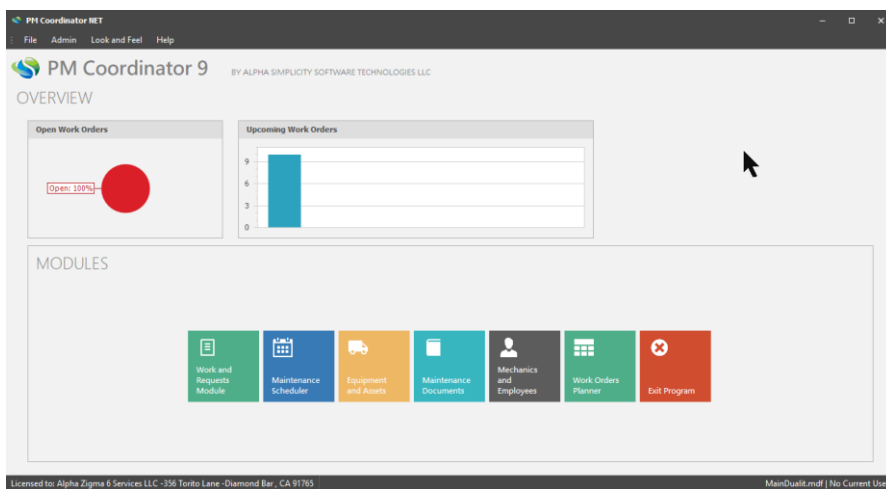
ABOUT SIMPLICITY SOFTWARE TECHNOLOGIES INC.

When *Simplicity Software Technologies* began developing CMMS software for a small division of a Fortune 500 company. This division had a normal sized maintenance department of around 30 mechanics. As it turned out, these mechanics played a key role in the development of our present products. They gave us continuous feedback about features they thought would be useful and features that they thought could be made easier.

In the years 2000 to 2023 we made changes to our maintenance software so it would fill the needs of a wider range of organizations and the marketing of the software begun. The one thing we did not change however was listening to the feedback of our users. Over the last few years, we have fine-tuned the applications to the needs and usefulness of our users. Listening to them has allowed us to offer extremely easy to use, and highly effective maintenance management software.

PM COORDINATOR

PM Coordinator maybe our entry level program for CMMS applications but believe me this is no toy. This application was designed to give users that already have purchasing and inventory control systems in place an effective and easy to use maintenance management system.



What we did was take our **Maintenance Coordinator** application and cut out all the extras, leaving just a slick and efficient Computerized Maintenance Management System. This application shares many of the advanced features of its big brother, such as the powerful maintenance

scheduler engine is still there to handle all types of work orders. These include your standard, singleshot repair types of work orders and recurring or PM types of work orders.



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Like its big brother [Maintenance Coordinator](#), [PM Coordinator](#) also employs a *Work Orders Creation Wizard*. This wizard simplifies the creation of work orders by guiding you through the steps needed in their creation. With the *Maintenance Scheduler* module, you can create 3 safety related types of work orders, one standard repair type, and all kinds of recurring work orders. You can setup recurring tasks by either time or by meters (mileage), thereby making it useful for almost any kind of maintenance scheduling.

Once a work order or PM has been completed, you can save a summary of that information to the

Equipment's database History Logs with just a single mouse click. This especially important information

allows you to maintain a complete maintenance history on your assets. You also have the freedom of making entries manually into this log.

The included *Work Orders* module makes it even easier to create repair types of work orders than using the *Scheduler's* wizard. The primary criteria for this module were to make it as easy as possible for users to create work orders and work request orders. In most cases the user only needs to access a single screen for the creation of work requests.

[PM Coordinator](#) allows you to track and report all the costs associated with your work orders such as materials, labor, contractor and other costs. You can turn on or off notification about overdue work orders. Plus, this application contains many pre-defined reports. When applicable our reports make use of *Report Wizards* which allows you to refine these reports to just the information you want.

To round out this application we also include an *Employees and Mechanics database*, along with a *Maintenance Documents* database. This documents database makes use of a powerful, built-in word processor to maintain important documents dealing with your day-to-day operations. These documents are stored in different groups for easy retrieval when needed.

Another outstanding feature of [PM Coordinator](#) is that it's fully upgradeable to our more feature intensive and powerful [Maintenance Coordinator](#) packages. So, if your needs change in the future your data can upgrade right along with you.

So, in summary, if you need an outstanding maintenance management program that contains many advance features, is extremely easy to use, offers very affordable pricing and does not duplicate functions you already own, then [PM Coordinator](#) is the right program for you.



MAINTENANCE COORDINATOR

Our [Maintenance Coordinator](#) application comes in both a Standard and Professional Edition. The Standard Edition duplicates most of the features our competitors offer with their packages, but with a few extras thrown in here and there. This package is an ideal choice for those who want a full featured CMMS package that's not only highly effective, but very user friendly. You will also find that it is priced at a fraction of the costs of most of our competitors packages.

With [Maintenance Coordinator—Professional Edition](#) you get a CMMS application that acts like its on steroids. We have found through the years that most CMMS applications fall short of providing most the tools a maintenance department needs. Because of this we created the Professional Edition of [Maintenance Coordinator](#). We this edition we package a suite of powerful asset management tools you would normally have to look elsewhere for. These additional tools are programmed with the same feel and styling as the Standard Edition tools which greatly reduces the learning curve.

Also be aware that since [Maintenance Coordinator](#) is the big brother to our [PM Coordinator](#) application, it has all the features of [PM Coordinator](#) plus a whole lot more.

MODULAR DESIGN

We were one of the first in the industry to offer a modular design to their applications. This design allowed us to grow the application as needed. Each module in our system is a program of its own, and if allowed, could be ran independently from the rest of the system.

Our modular design also allows the user to build an asset management tool that is exactly right for their organization. With our modular design the user can start off with our [Maintenance Coordinator—Standard Edition](#), and then just add the modules they find useful from those offered with the Professional Edition. This pick and choose method should let you build a system that is perfect for your organization.

[Maintenance Coordinator—Standard Edition](#) come with these essential modules: Main Menu, Maintenance Scheduler, Work Orders and Requests, Parts and Inventory, Equipment and Machinery, Personal Manager, Purchasing and Receiving, Contacts and Vendors, Auto Work Orders Email module, and the Import and Export module.



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Maintenance Coordinator—Professional Edition comes with these additional modules: Mechanics and Employees, Maintenance and Production Issues, Project Planner, Tools Database, Forms and Permits Designer, Reports and Graphics, Safety Management, the Procedures and Solutions module, and for a limited time, the Maintenance Coordinator Mobile (Bar Code Reader) module.

THE MODULES

⇒ **Main Menu** This module allows the branching to other modules within the system. You setup user accounts here, turn password protection either on or off, and



setup other global application settings. With the user accounts, you can both setup which modules a user has access to and limit their rights within those modules.

Multiple Facilities This module also allows you to setup different database paths for use with the program. This facilitates support

for multiple facilities.

You can switch between different database configurations as easy as opening a file.

Network Support When purchased, you

can install the databases to a server or shared network drive. This way multiple users can share information simultaneously.

⇒ **Import and Export** This module allows you to import information from Microsoft Access databases or from Excel files. This is a great time saver when moving information from other sources into our application.

⇒ **Auto Email** You can run this module as a background service. What it does is when a new work orders become due it will email a copy of these work orders to the mechanics responsible for their completion, and automatically. The attached work orders are in the PDF or RTF formats.



⇒ **Maintenance Scheduler** This module is so extensive that it almost performs all the functions of **PM Coordinator** all by itself. With its built-in *Work Orders Creation Wizard*, it's an easy task to create both single shot (repair), and recurring (PM) types of work orders. With its powerful scheduling engine, you can setup recurring work orders with almost any criteria imaginable.

To help manage all your tasks the module supports many sort options, plus it offers different views of the information. Besides from the standard view of work orders you can also work with the tasks using the *Month View* option. This option allows you to view and edit the work orders in a Gantt chart type layout like a project planner. Plus, you can view and edit the data in *Calendar View*, which has a format similar to the tasks calendar in Outlook, with day and week views.

The *Maintenance Scheduler* module supports a procedures database where you can reuse common procedures repeatedly. This comes in handy for safety instructions, is great for task instructions of related types of equipment and for recurring tasks. This module, like all the modules in the system has many builtin reports and when practical, uses report wizards. These wizards allow you to create some fairly custom reports.

When used with the included *Auto Email* module, you can setup all your work orders to automatically email copies of themselves to the mechanics responsible for their completion. When used with recurring work orders, this is like a fully automatic work order system.

Budgets the *Maintenance Scheduler* along with the *Purchasing and Receiving* modules both support the setting up and tracking of budgets. So, if this is something that's important to you and your organization, we have it covered.

⇒ **Work Orders and Work Requests** This module's primary purpose is for the creation of repair types of work orders and work requests. In most cases the user only needs to access a single screen for the creation of a work order. It is possible with **Maintenance Coordinator** to give a user access to only this module so all they can do is create work requests and track their progress.

⇒ **Parts and Inventory** This module are designed to help you maintain the goods needed to run both maintenance operations, and any other inventory needs of your organization. This module supports a parts substitution database, under-stock reports, bar code labels and more.



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With our support for Part Groups, part lookup has been greatly simplified. Arrange parts by what they are used on, what type of parts they are, vendors, or whatever makes the most sense to your organization.

You can assign a part to as many groups as you want, making for unlimited cross-referencing.

=> **Equipment and Assets**

This is where you maintain all the information on your assets. Record normal

equipment information,
vehicle information,
and information
about motors.

Assign equipment to
properties and clients.

The screenshot shows the 'Equipment and Assets' module interface. It includes a top menu bar with options like File, Home, Filters, Asset, and Reports. Below this is a toolbar with icons for various actions such as Add New, Save Changes, Collection Sheet, Enter Meters, Bill of Materials, Asset's Notes, Assigned Work Orders, Documents Database, Copy Asset Record, Parts Record, Search, and Exit Module. The main area displays a table of equipment records with columns for Description, Referen..., Manufacturer, Location, Asset No, Model No, Building, Ser..., Classification, In Ser..., and Meter Value. The table lists various equipment items like 'Rytek Speed Door 2: Packa...', '2 Roller 1/ Line 2/ Drive 578', '2 Roller 3 / Outfeed Conveyor', etc., with their respective details. A sidebar on the left contains shortcuts and filters. At the bottom, there are status indicators for 'In Service' and 'Checked'.

| Description | Referen... | Manufacturer | Location | Asset No | Model No | Building | Ser... | Classification | In Ser... | Meter Value |
|-----------------------------------|------------|-------------------|-------------------|----------|-------------|-----------------|--------|------------------|-----------|-------------|
| Rytek Speed Door 2: Packa... | WH-ID... | Rytec | Kaukauna Facility | 6-00-000 | | Main Building | | Packaging R... | ✓ | |
| 2 Roller 1/ Line 2/ Drive 578 | BK2-T2... | ANF / Tromp Group | Kaukauna Facility | | | Main Building | | Bakery Line 2 | ✓ | |
| 2 Roller 3 / Outfeed Conveyor | BK2-T2... | ANF / Tromp Group | Kaukauna Facility | 215897 | | Bakery Building | 215... | | ✓ | |
| 2 Way Radio Sys/Safety-Se... | MB-SSS... | Hytera | Kaukauna Facility | 6-00-000 | 400-470 ... | Main Building | | Safety and ... | ✓ | |
| 2-Roller-01 / Line 1/ Drive R... | BK1-T2... | ANF / Tromp Group | Kaukauna Facility | 6-00-002 | | Main Building | | Bakery Line 1 | ✓ | |
| 2-Roller-02 / Line 2/ Drive R... | BK1-T2... | ANF / Tromp Group | Kaukauna Facility | 6-00-002 | | Main Building | | Bakery Line 1 | ✓ | |
| 2-Roller-03 / Line 2/ Drive 583 | BK2-T2... | ANF / Tromp Group | Kaukauna Facility | | | Main Building | | Bakery Line 2 | ✓ | |
| 2-Roller-03 / Line 2/ Drive 598 | BK2-T2... | ANF / Tromp Group | Kaukauna Facility | | | Main Building | | Bakery Line 2 | ✓ | |
| 2-Roller-2 Out Conv/Line 1/... | BK1-T2... | ANF / Tromp Group | Kaukauna Facility | 6-00-002 | | Main Building | | Bakery Line 1 | ✓ | |
| 3M Box Taper | BK1-ME... | 3M Matic | Kaukauna Facility | 6-00-002 | 77A | Main Building | 28600 | Miscellaneous... | ✓ | |
| 3-Roller-01 Lin 2/ Drive 537 (... | BK2-TH... | ANF / Tromp Group | Kaukauna Facility | 215897 | | Main Building | 215... | Bakery Line 2 | ✓ | |
| 3-Roller-01 Lin 2/ Drive 538 (... | BK2-TH... | ANF / Tromp Group | Kaukauna Facility | 215897 | | Main Building | 215... | Bakery Line 2 | ✓ | |
| 4-Roller-Lower-roll | BK2-4R... | ANF / Tromp Group | Kaukauna Facility | 215897 | | Bakery Building | 215... | Bakery Line 2 | ✓ | |
| 4-Roller-Upper-roll | BK2-4R... | ANF / Tromp Group | Kaukauna Facility | 215897 | | Bakery Building | 215... | Bakery Line 2 | ✓ | |

Equipment Log the
Equipment Log allows you
to maintain a complete
maintenance history on
your equipment. Entries
are entered either
manually or automatically

from completed work orders.

With the *Attachments* feature, you can attach almost any type of file to an equipment record, such as pictures or CAD drawings. This attachment feature can also be found in the *Scheduler module, Parts and Inventory, Employees Module*, and as part of other features within the system.



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⇒ **Purchasing and Receiving** This module is designed to purchase and receive the goods needed to conduct your day-to-day operations. Our

| Uniqu... | PO Num | Ordered | Proms... | Classif... | Vendor Re... | Vendor | Buyer | Cost T... | Reque... | Req Notes | Date Completed |
|-----------|-----------|----------|---------------|----------------|---------------|----------------|----------|-----------|----------|-----------|----------------|
| 30204... | 2111-0... | 11/20/20 | | (1) Will No... | Bello | Baldwin Su... | Flynn... | 6392 | John | | |
| 3846d... | 2112-0... | 12/6/20 | Next To Ex... | 12/21/... | Bassett | Bassett Ma... | Flynn... | 4200 | John | | |
| 9943c... | 2201-0... | 1/6/2022 | 1/21/22 | (2) Run b... | Spiral Pre... | AFE, LLC | Flynn... | 4929.43 | Flynn... | | |
| 75552... | 2205-0... | 5/18/20 | 8/22/22 | Next To Ex... | Werner | Werner Ele... | Flynn... | 1910.31 | Chris | | |
| 4ba15... | 2205-0... | 5/20/20 | 9/30/22 | (1) Will No... | Cheese S... | Deville Tec... | Flynn... | | Ryan | | |
| 1345f... | 2205-0... | 5/23/20 | 11/7/22 | (1) Will No... | Motion Ind... | Motion Ind... | Flynn... | 186.62 | Hutty | | |
| 6249b... | 2205-0... | 5/24/20 | 8/5/20 | Next To Ex... | Werner | Werner Ele... | Flynn... | 2443.39 | Flynn... | | |
| F360e... | 2206-0... | 6/8/2022 | | Continuum... | NH3 | Garden Cit... | Flynn... | | John | | |
| cllee9... | 2206-0... | | | | Case Packer | Douglas Ma... | | | John | | |
| 3a7a5... | 2206-0... | 6/16/20 | 9/16/22 | (1) Will No... | Spiral Pre... | AFE, LLC | Flynn... | 6327.95 | Kevin | | |
| 4f7b8... | 2206-0... | 6/21/20 | 6/21/22 | | School | Fox Valley ... | | | John | | |
| 9a339... | 2206-0... | 6/22/20 | 10/28/... | Continuum... | Werner | Werner Ele... | Flynn... | 10400 | John | | |
| 1d807... | 2206-0... | 6/28/20 | 10/7/22 | | Werner | Werner Ele... | Flynn... | | Trish | | |
| 6e751... | 2206-0... | 6/30/20 | 8/12/22 | | Werner | Werner Ele... | Flynn... | 2651.58 | Julio E. | | |
| 866c3... | 2207-0... | 7/12/20 | | (1) Will No... | Overhead | Overhead | Flynn... | | Rams | | |
| dc522... | 2207-0... | 7/21/20 | 12/30/... | | Palettizer | Integrate | Flynn... | 4636 | Flynn... | | |

purchasing features are so extensive and user friendly that many people buy our product just for the Inventory control part of it. You can create purchase documents straight from under-stock reports, email purchase document to vendors as PDF attachments and more.

Blanket P.O.s Blanket Purchase Orders are fully supported by the system where you can maintain a running balance on them, and attach and track child

P.O.s. The system also supports a paperless email approval system, an email composer and more. As items are received, inventory levels are automatically adjusted.

⇒ **Contacts and Vendors** This module maintains information about your contacts and vendors and can be used for your purchasing activities. Like the groups used with the *Parts and Inventory* module, your contacts can belong to a countless number of groups for easy reference.

Documents Feature the *Contacts and Vendors* module, as with many of the modules in the system has our *Documents Feature* included. This feature allows you to build a database full of Word Processor, and Image type documents. These documents are arranged in groups for easy lookup when needed. The text documents use a powerful built-in word processor. This word processor has many formatting options, uses tables, and even has limited Microsoft Word support.

⇒ **Personal Manager** This module was designed to give your users their own personal databases. With this module your users can track and record personal to-do items, setup single shot and recurring activities with the included tasks scheduler and maintain other important information using journals and data logs. The included Personal Logs allow entries to be arranged by groups, whereas the Journal allows entries to be save by dates. The other nice thing about this



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module is that every user in the system can have their own personal database setup, and not have to share information with other users.

PROFESSIONAL EDITION MODULES

- ⇒ **Mechanics and Employees**, you can create a database of mechanics and employees from within the *Maintenance Scheduler* module, but the information you can keep there is limited. With the *Mechanic and Employees* module you can maintain more details about your employees. You can record training requirements and run reports on training coming due. Plus, with the *Documents Feature* you can keep a countless number of other documents on each of your employees.
- ⇒ **Tools Database** the Tools Database module allows you to keep track of all your tools. See who has what checked out, and when it is due to be returned. Also schedule inspections on these tools, along with an inspection history database.
- ⇒ **Procedures and Solutions** This module allows you to create and maintain a procedures database, which is ideal for training and sharing information with your workforce. Procedures are arranged in groups or topics and makes use of the included and powerful word processor.
- ⇒ **Reports and Graphics** It is true that most of the modules in the system contains their own set of reports, but it is extremely hard to know every report every user would ever want. That's where this module comes into play. With the *Reports and Graphics* module you can create your own ad-hoc reports from almost any Access database. This module also contains a word processor, presentation graphics designer, and our *Documents Feature*.
- ⇒ **Project Planner** the *Project Planner* module allows you to create and track projects that last a single day or lasts months. You can assign resources to tasks and track a task completion. You also have a choice of a wide range of task anchor icons, color choices for task timelines, and more.
- ⇒ **Forms and Permits** Maintenance operations often require the use of forms and permits on the job such as Hot Work and Confined Space permits. This module contains several of your most widely used forms, plus it also gives you the ability of creating your own. You will find that we give you the tools to make it an easy job of making your own custom forms and permits.



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- ⇒ **Maintenance and Production Issues** These two modules are the same thing, they're only sorted differently by which one is selected. With these modules you can track and report on issues as they arise and pass this information on to other people on different shifts. These modules also allow you to pinpoint problem areas very quickly with the built-in reports. You can also turn issues in to *Work Assignments* and *Work Orders* with just a couple of mouse clicks.
- ⇒ **Safety Management** This module allows you to report on accidents within your facility, help isolate problem areas, issue recommendations, and help prevent future incidents. You can also track workers compensation costs associated with incidents and a lot more. This module also has a *Safety Inspections* section that has its own scheduler engine and allows you to generate and track these inspections.
- ⇒ **Portable Devices/Maintenance Coordinator Mobile** This module allows you to take a part of **Maintenance Coordinator** on the road with you. Supporting the Palm 3.0 or higher operation system, you can download your work orders, parts database, mechanics database, and equipment database to the devices. Once you're back in the office you can synchronize the databases to record anything you did remotely.

Bar Code Reading When used with Symbol (brand) SPT devices, *Maintenance Coordinator Mobile* also supports bar code reading. This helps you locate work orders associated with equipment very quickly, helps to streamline meter readings collection, and is ideal for tracking inventory.

OPTIONAL MODULES

- ⇒ **Remote Service Requests** The module allows you to use email to send work requests from remote locations. Once received, you just import the work requests straight into the system.
- ⇒ **Maintenance Services** This module was designed for Maintenance Contractor types of organizations. Assign equipment to clients and properties. Create invoices from work orders, bill clients and a lot more.

SUMMARY

We have just barely scratched the surface of all the features of **Maintenance Coordinator** and believe me they are extensive. Our goal has always been to give the users all the features they will ever need, and at the same time keeping the software as user friendly as possible. We also pride ourselves at offering these solutions at extremely competitive prices.

At the Kent County Courthouse, 82 Ionia Facility, Health Department, and the Juvenile

Detention Facility we are using the SST Maintenance Coordinator. We have found the SST software to be very user friendly and greatly beneficial in our maintenance and preventative maintenance programs at Kent County. The system is very cost effective along with the maintenance agreement that we purchased. I found the maintenance agreement to be outstanding. Your company has addressed any problems, questions or repairs needed, quickly and accurately.

I would gladly recommend the SST software to anyone who must maintain and or track equipment, staff or inventory along with many other options to suit specific needs. Your software not only saves Kent County money by saving time, but it also saves money by keeping better track of and maintenance of equipment. Thank you for this product and your support.

Chuck Dubridge
Kent Country, MI

Maintenance Coordinator has been a valuable tool for us. We use it extensively to predict mechanical failure and rebuilds. The Maintenance Coordinator Purchasing module is also particularly useful for tracking orders and equipment costs. It also works well with a smaller network environment.

Simplicity technical support is also very helpful, Mark helped us out even though our support contract ran out. He has always been able to fix any issues that came up. The support contract is well worth it.

I would recommend Maintenance Coordinator to any small to medium size manufacturing business.

Terry Schorn,
Gluek Brewing Company



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