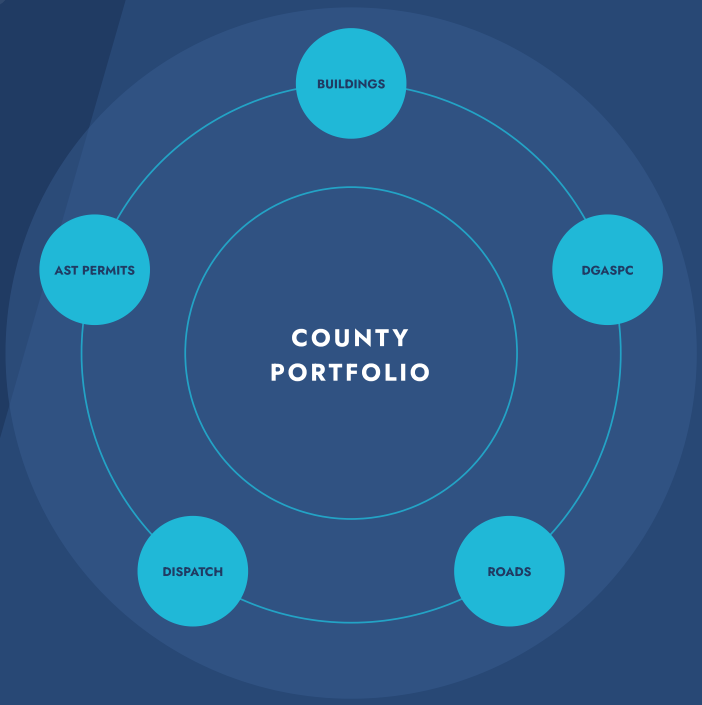
MOBIUS
THE RISK MANAGEMENT COMPANY



INTEGRATED SOLUTION FOR THE COUNTY COUNCIL

MOBIUS OEAM
County Councils

Energy · assets · buildings · roads · interventions · special transport permits

Management level: the County Council. Institutions and services: DGASPC · the Roads Directorate · culture · health · other subordinate entities. Components: MOBIUS OEAM for energy and assets · MOBIUS UEAM for the field, roads and interventions.

A technical presentation document for a county in Romania. The institutional structure, names, competences and final workflows are configured for the client county. · 19 September 2026

MOBIUS SOFTWARE · TECHNICAL PRESENTATION

LETTER OF INTENT

Integrated energy and operational management for the county's property, institutions and infrastructure

To	The President of the County Council / executive management / specialist directorates
Reference	Integrated energy and operational management for the county's property, institutions and infrastructure
Objective	Assessment and phased implementation of the MOBIUS OEAM platform, with MOBIUS UEAM for roads and field operations
Date	19 September 2026

Dear President,

The County Council coordinates a heterogeneous portfolio of buildings, public services, technical assets and road infrastructure. Data is often scattered between institutions, contractors, applications and documents, which limits cost comparison, investment prioritization and the tracking of interventions.

MOBIUS OEAM provides a common model for consumption, assets, maintenance, costs and indicators. For the County Roads Directorate, the solution includes the MOBIUS UEAM component, dedicated exclusively to GIS representation, the road inventory, condition assessment, inspections, works, intervention teams, operational dispatch and the special transport permit workflow.

Initial proposal

An inventory of the portfolio and data sources, choosing a pilot group of buildings and a representative road section, defining indicators, then a controlled extension to county level.

The solution's role

The solution does not replace certified systems, legal competences or approved procedures. It integrates data, provides context, coordinates works and keeps decisions traceable.

1 · THE COUNTY COUNCIL'S OPERATIONAL MANDATE

County management connected with its own staff and subordinate institutions

The proposed model connects county management with its own staff and the subordinate institutions or services, without removing each entity's responsibility. Access is organized by roles, territories, domains and decision levels.

DOMAIN	EXAMPLES OF ASSETS / ACTIVITIES	INTENDED RESULT
Built property	Offices, social centers, hospitals, museums, libraries, technical depots	Comparable consumption and costs; planned works; visible risk and condition
Social services	Residential centers, sheltered housing, day centers, DGASPC offices	Continuity, comfort, safety, documented interventions
County roads	Carriageway, bridges, culverts, signage, ditches, depots, machinery	GIS condition, inspections, maintenance, dispatch and complete history
Governance	Budgets, contracts, investment programs, indicators and reporting	Transparent prioritization and data-driven decisions

PRINCIPLES

- A single taxonomy for locations, buildings, installations, roads, assets and works.
- Responsibility kept at institution level; consolidated visibility at County Council level.
- Indicators calculated from validated data, not from estimates without a measured basis.
- A verifiable history of alerts, approvals, assignments, interventions, costs and acceptances.

2 · THE INTEGRATED COUNTY ECOSYSTEM

The relationship between the County Council, its subordinate entities and the MOBIUS components

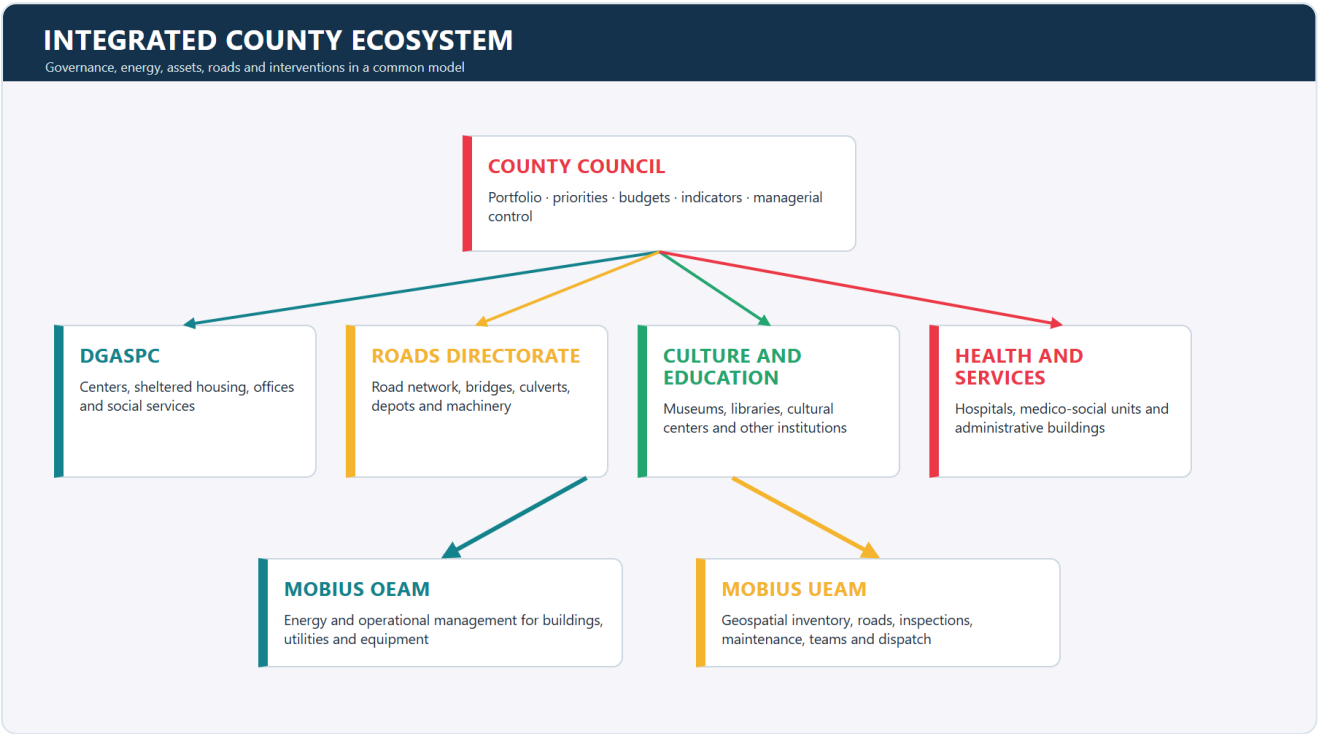


Figure 1. The relationship between the County Council, its subordinate entities and the MOBIUS components.

COUNTY COUNCIL	Policies, objectives, budgets, investments, consolidated indicators and managerial control.
SUBORDINATE INSTITUTION	Operating its own assets, validating incidents, works, acceptances and reporting results.
MOBIUS OEAM	Operational management of energy and assets: measurement, analysis, alerting, cost, maintenance.
MOBIUS UEAM	Unified asset management: GIS, inventory, inspections, teams, works and dispatch; the dedicated roads component.

3 · THE PORTFOLIO OF INSTITUTIONS AND BUILDINGS

A configurable model, by competence and asset

ENTITY / CATEGORY	EXAMPLE BUILDINGS AND SYSTEMS	PRIORITIES
County Council staff	Headquarters, archive, meeting rooms, data centers and administrative spaces	Energy, comfort, availability, security and total cost
DGASPC	Residential centers, day centers, sheltered housing, offices and kitchens	Continuous comfort, hot water, heating, air quality, rapid intervention
Roads Directorate	Offices, districts, snow clearing depots, workshops, warehouses and the machinery fleet	Energy, fuel, machinery availability and road infrastructure
Health / medico-social	Hospitals and medico-social units under coordination	Continuity, critical consumption, maintenance and compliance
Culture and education	Museums, libraries, cultural centers, special schools and other units	Indoor climate, heritage protection, schedule and cost
Other entities	Public services, centers, companies or institutions established by the county	A model configurable by competences and assets

Configuration rule

The exact list of institutions, reporting relationships and access rights is set by the county's organizational chart and decisions; the examples do not assume an identical structure in all counties.

4 · ENERGY MANAGEMENT OF THE PORTFOLIO

Comparable indicators by institution, building, zone, installation and period

MOBIUS OEAM turns electricity, gas, water and heat readings into comparable indicators. Consumption is correlated with operating schedules, weather, floor area, occupancy and the condition of equipment.

CAPABILITY	USE AT INSTITUTION LEVEL	USE AT COUNTY LEVEL
Measurement and validation	Readings, missing-data alarms, reconciliation with the bill	Metering coverage and data quality
Reference profile	Normal consumption for comparable schedules and conditions	Comparing buildings and detecting deviations
Balance and cost	Consumption by zone, installation and cost center	Budgeting, contracting and prioritizing investments
Alerts and diagnostics	Peaks, night-time consumption, water loss, inefficient regime	A portfolio of risks and corrective measures
Measurement and verification	Confirming the effect after an adjustment or investment	Proof of the results of county programs

Measurement before promises

Savings and thresholds are established after a reference period and verified through real data. The platform does not replace the energy audit, design or technical acceptance.

5 · FUNCTIONAL ARCHITECTURE FOR ENERGY

The flow of energy data from the field to portfolio management

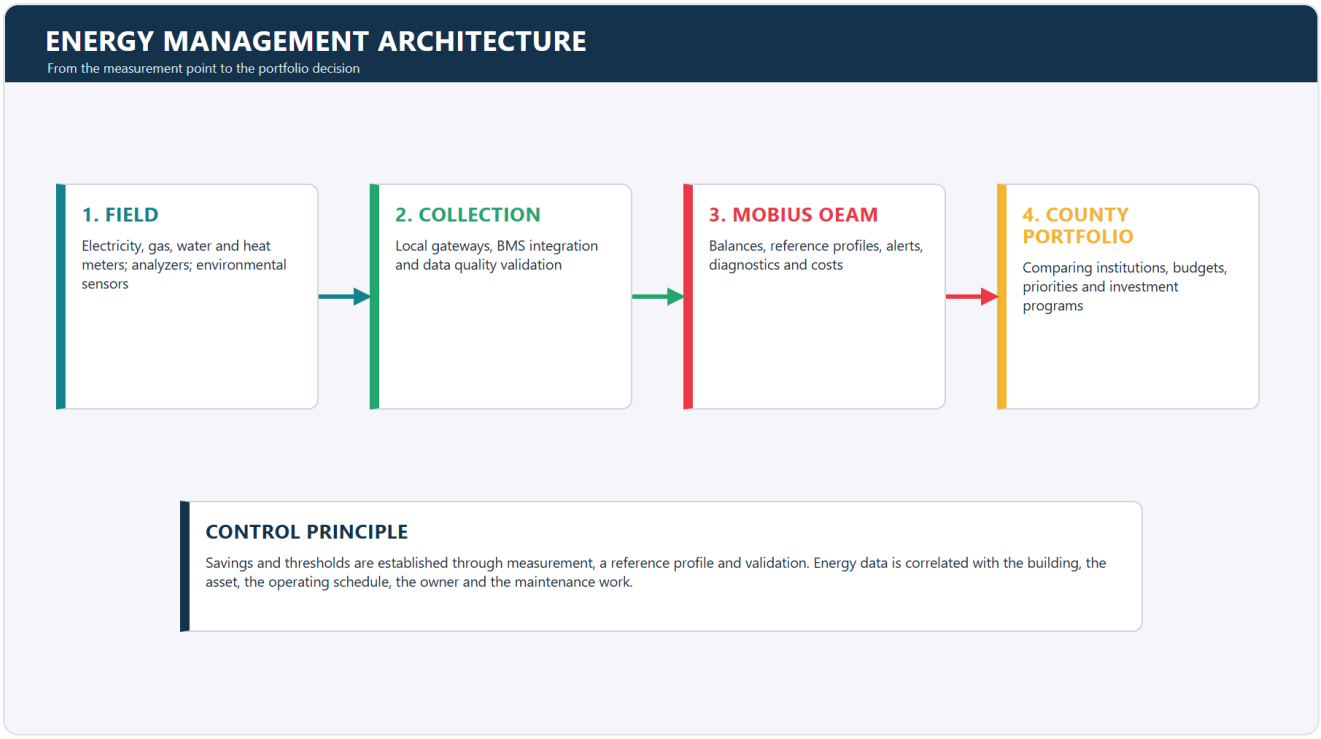


Figure 2. The flow of energy data from the field to portfolio management.

POSSIBLE SOURCES	PROCESSING	RESULTS
Meters, analyzers, sensors, BMS, bills and approved files	Unit harmonization, quality control, association with assets and intervals	Dashboards, alerts, balances, costs, reports and work tasks

BMS integration

BMS = building management system. Integration takes place only through authorized interfaces, without bypassing local protections and automation.

6 · MOBIUS OEAM FOR BUILDINGS AND INSTALLATIONS

Six modules for the building portfolio

MODULE	ROLE
Technical inventory	Buildings, spaces, meters, boiler rooms, pumps, ventilation systems, boards and documents
Energy and utilities	Electricity, gas, water and heat; consumption, cost, quality and deviations
Alerts and dispatch	Thresholds, severity levels, escalation and generation of work tasks
Maintenance	Preventive plans, corrective works, inspections, parts, contracts and costs
Analysis and diagnostics	Correlating consumption with operation, asset condition, schedule and environment
Reporting	Operational, energy, financial and compliance indicators

EXAMPLE SCENARIOS

- Significant electricity consumption outside working hours in an administrative office.
- Frequent starts of a pump or boiler, associated with wear and additional consumption.
- A water loss detected through persistent night-time flow.
- Unsuitable temperature or air quality in a social center.
- Critical equipment unavailable, with escalation to the owner and the contractor.

7 · DGASPC — CONTINUITY OF SOCIAL SERVICES

Safe conditions for beneficiaries and staff

For the General Directorate for Social Assistance and Child Protection (DGASPC), energy management is handled together with the operation of buildings and the need for continuity. The priority is not just cost reduction, but maintaining safe conditions for beneficiaries and staff.

ZONE	WHAT IS TRACKED	OPERATIONAL ACTION
Residential centers	Temperature, hot water, ventilation, consumption and availability	Priority alert, designated owner, deadline and confirmation
Kitchens / laundries	Consumption by schedule, equipment, water, gas and ventilation	Detecting unjustified regimes and planned maintenance
Sheltered housing / day centers	Utilities, comfort, safety and reports	Visibility by location and centrally tracked interventions
Administrative offices	Electricity, air conditioning, lighting and occupancy	Scheduling, comparison and cost control
Assets and equipment	Boilers, water heaters, pumps, generators, furniture and equipment	Inventory, QR code, inspections and history

Data protection

The platform processes technical and operational data. Beneficiaries' personal data is not needed for energy management and is not collected for this purpose.

8 · THE COUNTY ROADS DIRECTORATE — EXTENDED SCOPE

OEAM for buildings and energy, UEAM for roads

For the County Roads Directorate, MOBIUS OEAM covers the energy and assets of buildings, depots, workshops and machinery. Road management is carried out exclusively through the MOBIUS UEAM component included in the solution.

MOBIUS OEAM	MOBIUS UEAM — THE ROADS COMPONENT
Consumption of offices, districts, depots and workshops	GIS representation of the network and road assets
Energy for lighting, heating, pumps and other installations	Condition assessment of sections, bridges, culverts and safety elements
Fuel and operational indicators integrated, where authorized sources exist	Mobile inspections, reports, photos, position and measurements
Maintenance of buildings and energy equipment	Routine works, repairs, snow clearing, teams, machinery, materials and costs
Energy alerts, tasks and reports	Geospatial dispatch and the special transport permit workflow

A clear functional separation

MOBIUS UEAM is the component dedicated to managing roads and field operations. MOBIUS OEAM provides the energy and asset context for the associated buildings and installations.

9 · THE GIS MODEL OF THE ROAD NETWORK

Roads, assets, condition and interventions, on the map

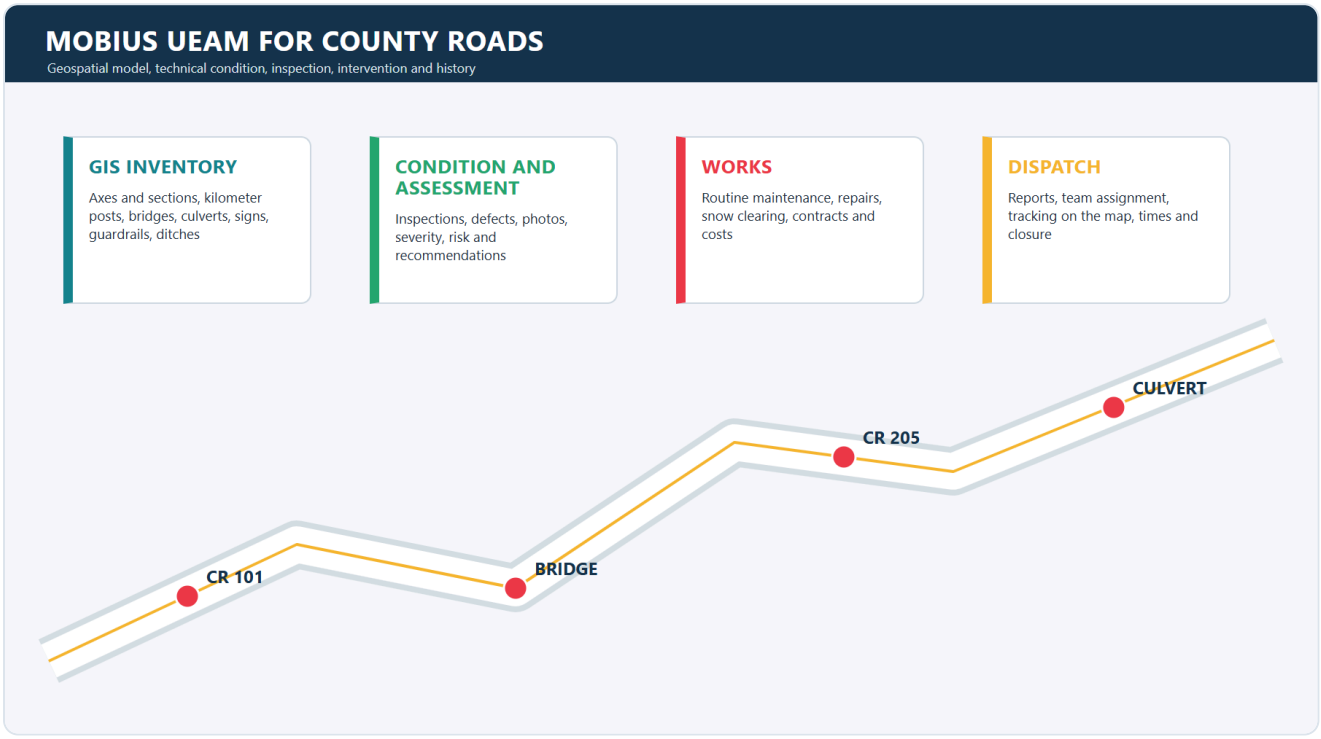


Figure 3. The geospatial model of roads, assets, condition and interventions.

GIS OBJECT	EXAMPLE ATTRIBUTES
Road section	Code, start–end mileage, class, width, structure, administrator, condition
Structure	Bridge, culvert, retaining wall; geometry, restrictions, inspections, documents
Road element	Sign, guardrail, marking, ditch, stop, lighting, access and other defined elements
Event / work	Location, severity, photos, deadline, team, contractor, cost and acceptance

10 · CONDITION ASSESSMENT AND MAINTENANCE SCHEDULING

From inventory to acceptance and analysis

STAGE	CONTENT	RESULT
Inventory	Network structure, assets, documents, mileage and responsibilities	A single geospatial base
Inspection	Checklists, observations, photos, measurements and location	Defects documented in the field
Assessment	Category, severity, extent, risk, impact and recommendation	A justified priority
Planning	Work, resources, deadline, season, traffic, contract and budget	Annual and operational program
Execution	Team, machinery, materials, operations and evidence	Traceability of the intervention
Acceptance and analysis	Verification, quantities, cost, result and condition update	History and a basis for future works

TYPES OF ACTIVITY

- **Routine maintenance:** potholes, shoulders, ditches, vegetation, signage, markings and cleaning.
- **Seasonal interventions:** snow clearing, ice control, freeze–thaw effects and heavy rain.
- **Repairs and investments:** sections, bridges, culverts, stabilization and contracted works.
- **Emergencies:** obstacles, accidents, landslides, floods and damage posing a risk to traffic.

11 · OPERATIONAL DISPATCH FOR ROADS

A single flow for reporting, validation, assignment, intervention and closure

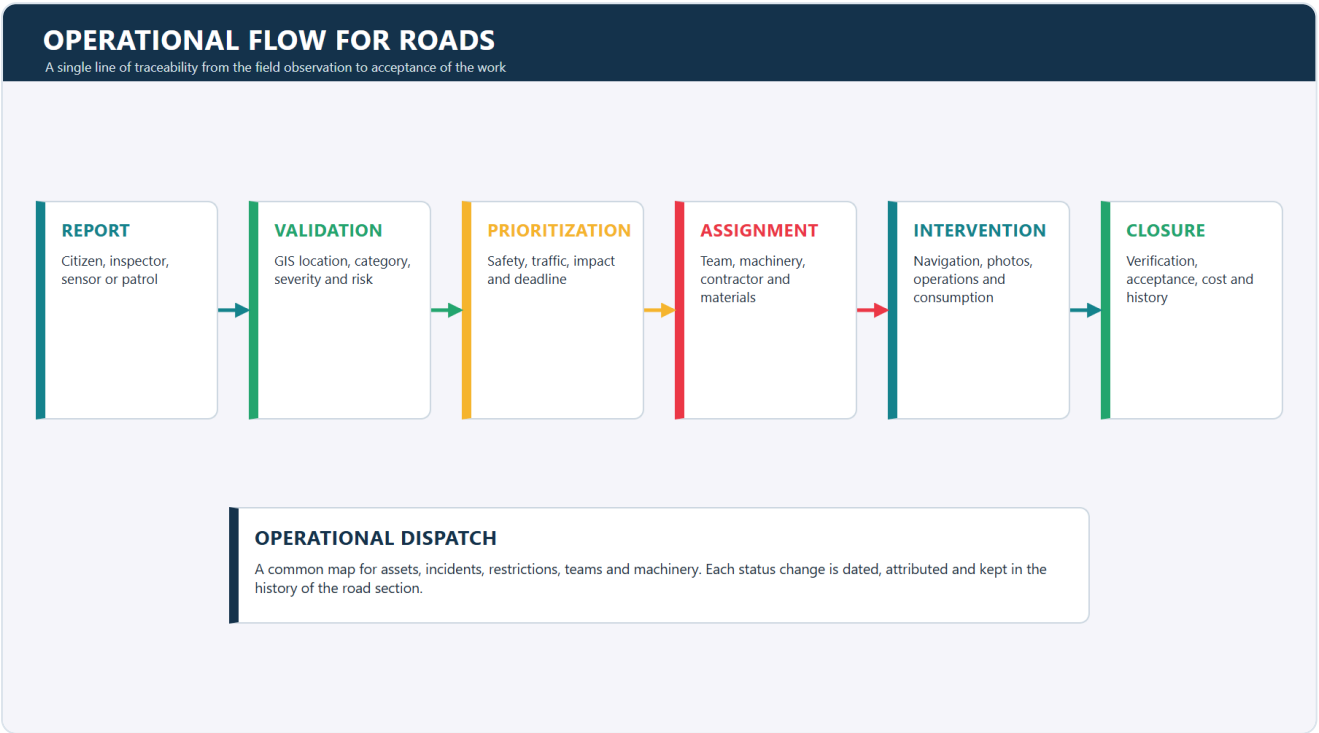


Figure 4. A single flow for reporting, validation, assignment, intervention and closure.

FUNCTION	WHAT DISPATCH SEES / MANAGES
Operational map	Incidents, restrictions, works, teams, machinery, depots and road assets
Prioritization	Safety, road category, traffic, severity, impact, deadline and service level
Assignment	Internal team or contractor, machinery, route, materials and instructions
Tracking	Status, reaction time, photos, operations, blockers and escalations
Closure	Technical validation, acceptance, cost, result and update of the GIS history

12 · SPECIAL TRANSPORT PERMITS (AST)

A controlled digital flow for oversize and overweight transports

MOBIUS UEAM can manage the digital workflow for special transport permits (AST): application, documents, route, checks, conditions, approval, issuance and archiving. The module is configured according to the road administrator's competences and approved procedures.

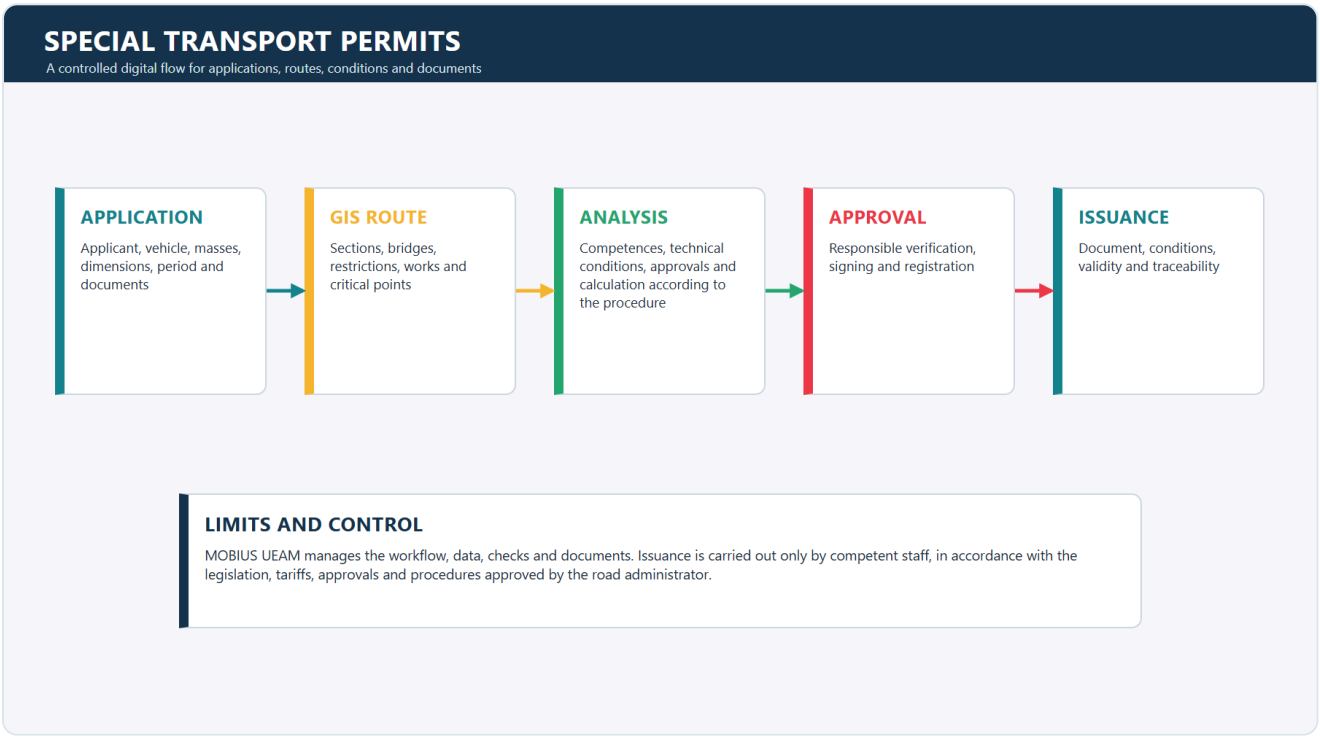


Figure 5. The controlled flow for a special transport permit.

ELEMENT	CONTROL
Applicant and transport data	Identification, vehicle, masses, dimensions, load, period and documents
Route analysis	Sections, bridges, restrictions, works, temporary conditions and critical points
Approvals and conditions	Configurable circuit, owner, deadline, observations and attached documents
Issuance	Number, validity, conditions, signature according to the procedure and a verifiable register

13 · INSPECTION AND INTERVENTION TEAMS

Each role has its own functions in the mobile / web app

ROLE	FUNCTIONS IN THE MOBILE / WEB APP
Road inspector	Inspection route, checklist, location, photos, defect and recommendation
Dispatcher	Validation, priority, assignment, tracking on the map, communication and escalation
Team leader	Accepting the task, resources, operations, quantities, blockers and completion
Machinery operator	Tasks, route, hours, operations and consumption allowed by the integration
Technical officer	Verification, acceptance, reasoned rejection and condition update
Management	Indicators, capacity, backlog, costs, risk and works program

IDENTIFICATION IN THE FIELD

- GIS position and mileage for precise location of the event.
- QR code or NFC for point assets, where useful and approved.
- Photos before and after the intervention, with date and owner.
- Operation adapted to field connectivity and controlled synchronization.
- Separate rights for own staff, contractors and management.

Traceability

Each status change is associated with the user, the moment and the managed object. Recording activity does not replace the route sheet, acceptance or mandatory documents, unless the client's procedure provides for their integration.

14 · DEPOTS, MACHINERY AND CONSUMPTION FOR ROADS

The energy–asset link for road operations

OBJECT	OPERATIONAL DATA	ENERGY–ASSET LINK
Depot / district	Buildings, warehouses, silos, workshops, fueling points	Electricity, heating, water, schedule and cost
Machinery	Type, serial number, capacity, permitted location, hours, inspections and faults	Fuel / energy, availability and operating cost
Material	Stock, batch, receipts, issues, destination and documents	Consumption by work, section and event
Fixed equipment	Pumps, loaders, installations, generators and boards	Consumption, hours, alarms, maintenance and diagnostics
Contract	Services, sections, deadlines, service levels and acceptances	Planned / actual cost and performance

An example of correlation

A snow clearing episode can be tracked as a territorial event: affected sections, work orders, teams, machinery, materials, times and costs. The depot's energy consumption and the availability of equipment are visible in MOBIUS OEAM, while the road operation is coordinated in MOBIUS UEAM.

15 · OTHER COUNTY INSTITUTIONS AND SERVICES

An extensible model

CATEGORY	EXAMPLES OF OEAM / UEAM USE
Hospitals and medico-social units	Critical consumption, generators, boiler rooms, water, maintenance and continuity
Museums, libraries and cultural centers	Indoor climate, lighting, schedule, heritage protection and interventions

CATEGORY	EXAMPLES OF OEAM / UEAM USE
Special schools / educational centers	Comfort, indoor air, energy, equipment, safety and works
Public services and technical depots	Buildings, installations, vehicles, stocks, teams and requests
Leased / concessioned property	Contracts, meters, obligations, asset condition and documents
Investment projects	Project status, acceptances, warranties, defects and handover into operation

An extensible model

The same platform can separate the data and responsibilities of each entity, while keeping common nomenclatures, indicators and reporting for county management.

16 · DATA GOVERNANCE AND SECURITY

Controls built into the platform

CONTROL	APPLICATION
Roles and competences	Access by institution, domain, territory, function and operation
Separation of responsibilities	Initiator, checker, approver, executor and acceptor can be distinct roles
Audit log	Actions, statuses, approvals and documents kept with timestamps
Data quality	Source, frequency, completeness, validation and data owner
Interoperability	Authorized interfaces with existing systems, without unnecessary data duplication
Continuity and protection	Backups, access policies, updates and monitoring according to the approved architecture

LIMITS OF USE

- MOBIUS does not replace electrical protections, automation, fire systems, emergency procedures or legal technical inspection.
- Personal data is collected only where there is an approved purpose, legal basis and rules; energy management does not require data about beneficiaries.
- Video images remain in the dedicated system; integration usually tracks technical availability and approved events.
- Permits and acceptances are issued or approved only by competent persons.

17 · INDICATORS FOR MANAGEMENT AND OPERATIONS

What county management sees

DOMAIN	EXAMPLE INDICATORS
Energy	Total and specific consumption; cost; consumption outside working hours; peak power; metering coverage; deviations

DOMAIN	EXAMPLE INDICATORS
Buildings and assets	Availability; preventive works completed; repeated faults; cost per asset; backlog
Institutions	Normalized comparison; budget / actual; critical alerts; time to closure; data quality
Roads	Length inspected; defects by severity; reaction time; overdue works; cost per section; updated condition
Dispatch	Validated reports; time to assignment; interventions on time; escalations; team capacity
AST	Applications received; analysis time; incomplete applications; permits issued; routes and conditions tracked
Investments	Proposed measures, cost, measured impact, reduced risk and verification period

Configurable indicators

The definition, formula, source, frequency and owner of each indicator are approved before use. The comparison of buildings is normalized for relevant factors.

18 · PHASED IMPLEMENTATION

Six stages, from diagnosis to continuous improvement

STAGE	ACTIVITIES	DELIVERABLE
1. Diagnosis	Organizational chart, competences, assets, data, applications, procedures and priorities	Situation report and pilot scope
2. Common model	Nomenclatures, GIS, buildings, meters, assets, roles and indicators	Data model and governance rules
3. Energy pilot	A group of buildings from the County Council, DGASPC and the Roads Directorate	Measurement, alerts, balance and maintenance flow
4. UEAM roads pilot	A representative section, assets, inspections, teams, dispatch and AST	A demonstrated operational flow and acceptance criteria
5. Extension	Institutions, buildings, the road network, contractors and integrations	Phased county-wide operation
6. Improvement	Review of indicators, procedures, thresholds and programs	A periodic performance cycle

MINIMUM ACCEPTANCE CRITERIA

- Pilot data is complete, located and assigned to owners.
- Alerts and interventions have a clear route, deadlines and proof of closure.
- The road map and asset inventory allow inspection and field work.
- The AST workflow reflects the approved procedure and the separation of roles.
- Indicators can be reproduced from the documented sources.

19 · COUNTY PILOT PROPOSAL

Five packages, one measurable demonstration

PACKAGE	INDICATIVE SCOPE	WHAT IS VALIDATED
A. County Council management	A consolidated dashboard and a limited set of indicators	Visibility, roles and the decision circuit
B. Energy	The County Council headquarters, one DGASPC center and one Roads Directorate depot	Measurement, reference profile, alerts and works
C. UEAM roads	A route made up of sections, a bridge / culvert and road assets	GIS, inspection, condition, maintenance and history
D. Dispatch	An internal team and / or contractor, machinery and incident types	Assignment, tracking, intervention and acceptance
E. AST permits	A workflow configured on the existing procedure	Application, route, checks, approval and issuance

Duration and size

Set after inventorying the sources, the availability of integrations and the acceptance criteria. The pilot must be small enough to control and representative enough for the extension decision.

The expected result

A measurable demonstration of how the County Council can move from fragmented records to a common picture of consumption, assets, roads, teams, works and documents.

20 · GLOSSARY AND TERMS USED

Terms used in this document

AST	Special transport permit — a document issued under the law for transports that exceed the permitted limits.
BMS	A building's installation management system.
DGASPC	The General Directorate for Social Assistance and Child Protection.
GIS	Geographic information system — data and objects located on a map.
Specific indicator	The ratio between consumption and a relevant unit: m^2, beneficiary, bed, degree-day, kilometer or another approved base.
MOBIUS OEAM	Operational management of energy and assets — integrating consumption, assets, maintenance, costs and decisions.
MOBIUS UEAM	Unified asset management — inventory, GIS, inspections, works, teams and dispatch; the component dedicated to roads in this solution.
NFC	Very short-range communication, used to identify an asset with a compatible tag.
Reference profile	A model of normal consumption, used for comparison and verification of results.
QR	A scannable graphic code, used for quickly identifying an asset or a location.
Traceability	The ability to reconstruct who carried out an action, when and why.

21 · CONCLUSION AND NEXT STEPS

A county managed on the basis of the same data

MOBIUS OEAM gives the County Council a common platform for consumption, assets, buildings, costs and interventions. Subordinate institutions keep their operational responsibility, while county management gains consolidated indicators and traceability. For the County Roads Directorate, MOBIUS UEAM is the exclusive network management component: GIS, inventory, condition assessment, inspections, maintenance, teams, machinery, operational dispatch and special transport permits.

STEP	ACTION
1	Appointing the joint County Council–institutions team and confirming the scope
2	Inventorying buildings, energy sources, the road network and existing applications
3	Approving the nomenclatures, roles, indicators and pilot criteria
4	Configuring the energy and roads pilot, training users and testing workflows
5	Evaluating the results and approving the phased extension

The central message: a county managed on the basis of the same data — measured energy, known assets, roads represented geospatially, coordinated interventions and documented decisions.

MOBIUS
THE RISK MANAGEMENT COMPANY

TECHNICAL ASSESSMENT & COUNTY PILOT

One county, one shared picture.

Talk to the MOBIUS team about your county's buildings, institutions and road network — from the first pilot to county-wide operation.

EMAIL
office@mobiussoftware.ro

PHONE
+40 722 377 877

WEB
www.mobiussoftware.ro

OFFICE
24 Mihail Sebastian St.
052151 Bucharest, Romania

Mobius Software — The Risk Management Company
MOBIUS OEAM — Integrated Solution for County Councils

TECHNICAL PRESENTATION · 19 SEPTEMBER 2026 · ENGLISH VERSION