

# Overview of MentorAPM Asset Management



- Manage Asset details and financial history
- Track condition of the asset over time including photos, videos and assessment scores
- View Asset Criticality and Risk scores
- Automatically manage the Asset with pre-loaded Preventative Maintenance schedules

M

Assets / Asset Register / General Info

Brandt Slivken - Mentor Developer  
Cityville Platinum Demo

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North Shore 3 High Service Pumps Neville Finished Water

Name

North Shore 3 High Service Pumps Neville Finished Water

Operating Status

Lead

Status Date

Dec 02, 2024

Description

Neville Island/Storage and High Service/Finished Water/Finished Water / High Service Pumps/North Shore 3 High Service Pumps-High Service Pumps

System

Finished Water/High Service Pumps - Neville

Default WO Account

727.02 Maint of Pumping Equip.

Maintenance Management

Neville Plant Manager (Tacoma Zach)

Last PM Work Order

No Value Found

Asset Score Information

Condition

1.946

Criticality Score

3.19

Capital Risk Score

4.18

Level of Service

200

Level of Service Unit

GPM

Location

Address

200 Neville Road

City

Pittsburg

State/Prov

PA

Postal Code

15225

Country

USA

Latitude

40.492

Longitude

-80.079

Facility

Neville

Building

Main Building

Floor

No Value Found

Room

No Value Found

PM

Asset Type

PUMP-SPLC

Failure Profile

FP:PUMP-SPLC-L1

Maintenance Strategy

PUMP-SPLC Maintenance Strategy

PM Anchor Date

Nov 29, 2022

Asset Standard

Rotating/Mech. Equipment Standard

Failure Curve

exponential

General Info

Accounts

Attachments

Associated Links

Attributes

Condition

Cost Summary

Downtime History

Events

Extra Failure Types

Failure History

Failure Profile

Financial Transactions

Fixed Asset Data

Maintenance Strategy

# Overview of MentorAPM Asset Management



Track Asset Scores for Condition, Criticality and Risk over time

Asset libraries for each Asset Type including Failure Profiles and recommended Maintenance Strategy

Track Asset Condition scores over time and determine “Fix or Replace” strategy based on history, criticality, costs, etc

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Asset Score Information

Condition	Criticality Score	Capital Risk Score
1.946	3.19	4.18
Level of Service	Level of Service Unit	
200	GPM	

Location

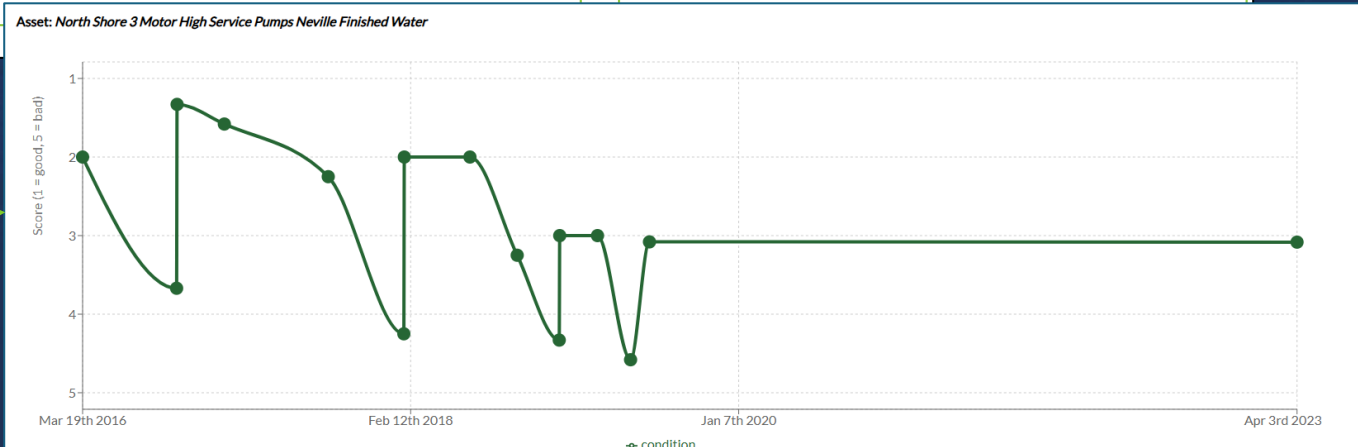
Address		
200 Neville Road		
City	State/Prov	
Pittsburg	PA	
Postal Code	Country	
15225	USA	
Latitude	Longitude	Facility
40.492	-80.079	Neville
Building	Floor	Room
Main Building	No Value Found	No Value Found

PM

Asset Type	Failure Profile
PUMP-SPLC	FP:PUMP-SPLC-L1
Maintenance Strategy	PM Anchor Date
PUMP-SPLC Maintenance Strategy	Nov 29, 2022
Asset Standard	Failure Curve
Rotating/Mech. Equipment Standard	exponential
Department	Crew
Water	Neville Treatment Plant Maintenance

Maintenance KPI

MTBF (hours)	MTTF (hours)	MTTR (hours)
2,625	1,239	1,188.167



# Overview of MentorAPM Asset Management



Assets / Asset Register / Attachments

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Upload a file

All Folders

Year/Month

Populated Folders

Show All

Unplaced Files (4)

Asset ID Tag (0)

Asset Part Breakdown (1)

Condition (0)

Failure (1)

Lens: Condition Assessment (0)

Lens: Nameplate Extraction (0)

O&M Manuals (1)

Thermal (1)

Showing 1 to 8 of 8 records

25 Rows per page 1 of 1 pages

		File Name
		IMG_2065 (06-13-2024 08:48:16).JPG
		pump image2 (02-09-2024 12:43:45).jpeg
		IMG_2065 (02-05-2024 13:03:06).JPG
		thermal coupling.jpeg
		pump image2.jpeg
		pump-cross-section-500x500.webp
		IMG_2065.JPG
		service-overview-en-data.pdf

General Info

Accounts

Attachments

Source of leak

# EDIT TAGS (0)

IMG\_2065 (06-13-2024 08:48:...

See yellow area

# EDIT TAGS (0)

pump image2 (02-09-2024 12:...

Area of significant past failures

FAILURE

IMG\_2065 (02-05-2024 13:03:...

THERMAL

FLIR

# EDIT TAGS (0)

ASSET PART BREAKDOWN

Save Condition Assessment photos and videos, with context, including documents including Diagrams, Operations Manuals, etc

# Overview of MentorAPM Asset Management



**M** > Assets / Asset Register / Maintenance Strategy Calendar Triggers

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Showing 1 to 7 of 7 records

PM Type	Workflow	Trigger information	Lead Time (days)	Next Scheduled Date	Forecasted Work Creation Date	Last Work Order	Duration	Interval
<input type="checkbox"/>	Interval	Inspect Pumps - General Workflow	every 4 months	30	Mar 29, 2025, 12:1...	Feb 27, 2025		4 Month
<input type="checkbox"/>	Interval	Annual Oil Analysis	every 12 months	90	Nov 28, 2025, 10:1...	Aug 31, 2025		12 Month
<input type="checkbox"/>	Interval	Monthly Motor/Pump Inspection	every month	7		20241220-1		1 Month
<input type="checkbox"/>	Interval	Annual Vibration Test	every 12 months	90	Nov 28, 2025, 10:1...	Aug 31, 2025		12 Month
<input type="checkbox"/>	Interval	Quarterly Pump Rotation	every 3 months	14	Feb 27, 2025, 10:18...	Feb 14, 2025		3 Month
<input type="checkbox"/>	Interval	Semi-Annual Pump/Motor/Gearbox/Coupling Service	every 6 months	25	May 29, 2025, 12:1...	May 04, 2025		6 Month
<input type="checkbox"/>	Interval	Pump oil Change	every 3 years	90	Nov 28, 2025, 10:1...	Aug 31, 2025		3 Year

- Condition
- Cost Summary
- Downtime History
- Events
- Extra Failure Types
- Failure History
- Failure Profile
- Financial Transactions
- Fixed Asset Data
- Maintenance Strategy Calendar Triggers**
- Maintenance Strategy Op Tolerance Triggers
- Maintenance Strategy Runtime Triggers
- Operator Log
- Performance History
- Warranties
- Work History

**Preventative Maintenance Strategy via "Triggers" to automate Work Orders based on Calendar, Tolerance and Runtime**



# Overview of MentorAPM Asset Management



M > Assets / Asset Register / Fixed Asset Data

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Fixed Asset Data

Acquisition Date  
Aug 09, 2019

Acquisition Cost  
\$1,300,000.00

In Service Date  
Aug 15, 2019

Life Expectancy (Years)  
15

Typical Remaining Life  
Aug 15, 2034

Adjusted Remaining Life  
Aug 31, 2038

Salvage Value  
\$0.00

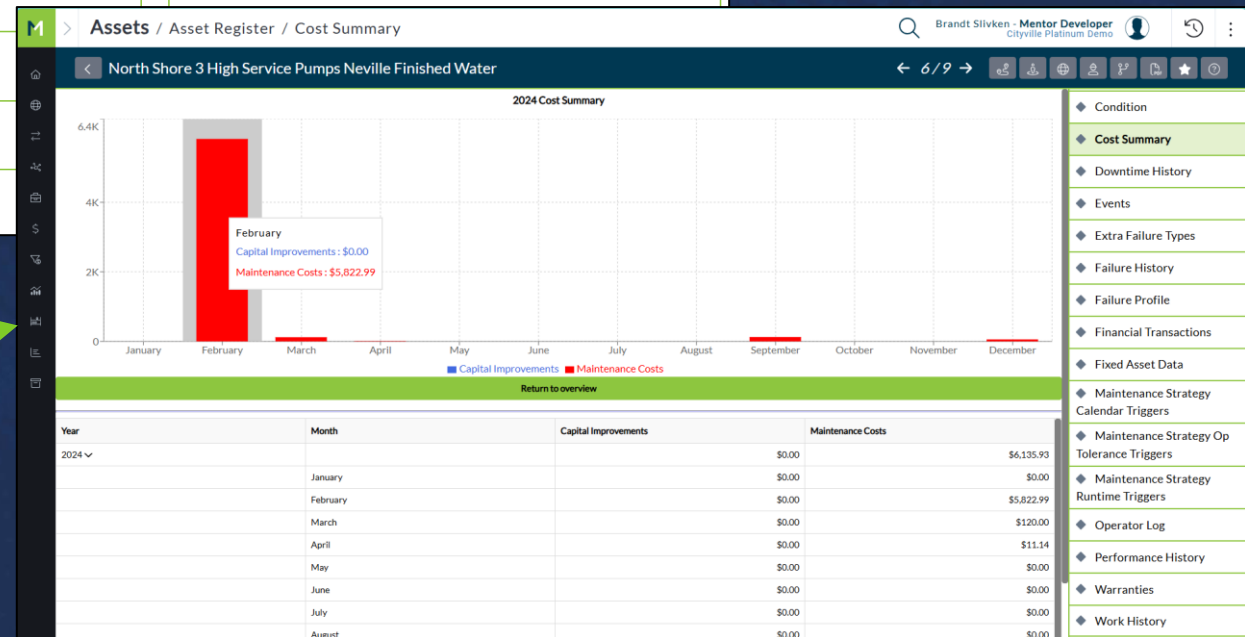
Asset Investment Data

Replacement Cost  
\$1,800,000.00

Avg Replacement Cost  
No Value Found

Disposal Cost  
\$5,000.00

Depreciation Curve



Track Asset Financial  
Data and Cost  
Summary based on  
Maintenance Costs  
over time

# Overview of MentorAPM Asset Management



Create, view and manage the Hierarchy for Vertical Assets and Systems

**Assets / Asset Register / General Info**

**North Shore 3 High Service Pumps Neville Finished Water**

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Name	Operating Status
North Shore 3 High Service Pumps Neville Finished Water	Lead

**Description**

Neville Island/Storage and High Service/Finished Water/Finished Water / High Service Pumps/North Shore 3 High Service

**System** **Default WO Account** **Maintenance Management**

Finished Water/High Service Pumps Neville 727.02 Maint of Pumping Equip. Neville Plant Manager (Ta

**Asset Score Information**

Condition	Criticality Score	Capital Risk Score
1.946	3.19	4.18

**Level of Service** **Level of Service Unit**

200 GPM

**PM**

**Asset Type** **Failure Profile**

PUMP-SPLC FP:PUMP-SPLC-L1

**Maintenance Strategy** **PM Anchor Date**

PUMP-SPLC Maintenance Strategy Nov 29, 2022

**Hierarchy**

- Overall - Overall
- Neville Island - Facility
- Storage and High Service FNSH - Area
- Finished Water FWTR - Process
- Finished Water/High Service Pumps - Neville PUMPING - System
- North Shore 3 High Service Pumps Neville Finish... PUMP-SPLC - Asset

View and Interact with Asset via MapView (View Asset details, Create Work, etc)

**Map / Map Views**

Center: (40.49285357, -80.07900964) Zoom: 17

Search by address

Properties

Name	Asset Type	Description
North Shore 3 High Service Pumps Neville Finished Water	PUMP-SPLC	Neville Island/Storage and High Service/Finished Water/Finished Water / High Service Pumps/North Shore 3 High Service Pumps

Actions

- View Asset
- Create Work
- View In Hierarchy