

TE 4225

CMMS

CMMS (Previous)

- A computerized maintenance management system (CMMS) is a type of **management software** that performs functions in support of management and tracking of O (operations) & M (maintenance) activities.

CMMS Capabilities (Previous)

(Discuss Capabilities)

- CMMS systems automate most of the logistical functions performed by maintenance staff and management.
- CMMS systems come with many options and have many advantages over manual maintenance tracking systems

CMMS Capabilities..

Typical CMMS functions may include the following:

- Work order generation, prioritization, and tracking by equipment/component.
- Historical tracking of all work orders generated which become sortable by equipment, date, person responding, etc.
- Tracking of scheduled and unscheduled maintenance activities.
- Storing of maintenance procedures as well as all warranty information by component.
- Storing of all technical documentation or procedures by component.
- Real-time reports of ongoing work activity.
- Calendar- or run-time-based preventive maintenance work order generation.
- Capital and labor cost tracking by component as well as shortest, median, and longest times to close a work order by component.
- Complete parts and materials inventory control with automated reorder capability.
- PDA (**Production Data Acquisition**) interface to streamline input and work order generation.
- Outside service call/dispatch capabilities.

Problems (Previous)

- While CMMS can go a long way toward automating and improving the efficiency of most O&M programs, there are some common pitfalls. These include the following:
- **Improper selection of a CMMS vendor.** This is a site-specific decision. Time should be taken to evaluate initial needs and look for the proper match of system and service provider.
- **Inadequate training of the O&M administrative staff on proper use of the CMMS.** These staff need dedicated training on input, function, and maintenance of the CMMS. Typically, this training takes place at the customer's site after the system has been installed.

Problems

- **Lack of commitment to properly implement the CMMS.** A commitment needs to be in place for the start up/implementation of the CMMS. Most vendors provide this as a service and it is usually worth the expense.
- **Lack of commitment to persist in CMMS use and integration.** While CMMS provides significant advantages, they need to be maintained.

CMMS Benefits

- One of the greatest benefits of the CMMS is the **elimination of paperwork and manual tracking activities**, thus enabling the building staff to **become more productive**.
- It should be noted that the functionality of a CMMS lies in its ability to **collect and store information in an easily retrievable format**.
- A CMMS **does not make decisions**, rather it **provides the O&M manager with the best information** to affect the operational efficiency of a facility.

CMMS Benefits

- Detection of impending problems before a failure occurs resulting in fewer failures and customer complaints.
- Achieving a higher level of planned maintenance activities that enables a more efficient use of staff resources.
- Affecting inventory control enabling better spare parts forecasting to eliminate shortages and minimize existing inventory.
- Maintaining optimal equipment performance that reduces downtime and results in longer equipment life.

Some CMMS Software's

- MicroMain
- eMaint CMMS
- Fiix
- Maintenance Connection
- Smartsheet
- eWorkOrders
- UpKeep
- MaintainX
- Mpsoftware
- Fracttal
- Tenna
- Maintenance Care CMMS
- EZOfficeInventory
- Limble CMMS
- Hippo CMMS
- ManWinWin
- MPulse CMMS
- Facilio
- Maxpanda CMMS
- IndySoft
- Tofino
- EZmaintain
- Valuekeep
- FaciliWorks CMMS

Facts

- As reported in A.T. Kearney's and Industry Week's survey of 558 companies that are currently using a computerized maintenance management system , companies reported an average of:
 - 28.3% increase in maintenance productivity
 - 20.1% reduction in equipment downtime
 - 19.4% savings in lower material costs
 - 17.8% reduction in inventory
 - 14.5 months average payback time.