



Computerized Maintenance Management Systems (CMMS)

A Major Component of
ASSET MANAGEMENT



CMMS COMPONENTS

1. Asset Management – inventory, mapping condition assessment
2. Maintenance Management – customer service, resource allocation, preventative maintenance.
3. Analysis – GIS, Modeling, Improvements planning

Asset Management Strategy

1. Focuses not only on the maintenance practices associated with components, but also on the function of that Asset



Asset Inventory

1. What do we own?
2. Where is it located?
3. What is its condition?
4. What is the remaining service life?
5. What is the maintenance strategy?
6. What is the existing and future performance demands

Maintenance Management

1. Recording and responding to customer Service request.
2. Selectively applying labor, materials, and equipment.
3. Maintaining and repairing to extend lifecycle.

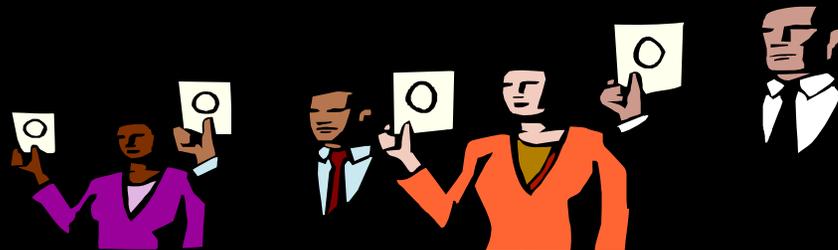


Analysis

1. Geographic Information System (GIS)
2. Predictive failure based on age and condition.
3. Budgeting for repairs and replacement.

Features

1. Recording of expenses.
 - Invoices attached to asset records.
 - Daily worksheets attaching labor costs to activities.
 - Capital improvements assigned to asset categories.



Competencies Needed to Satisfy Management Strategy

1. Engineering Skills.
2. Financial Skills.
3. Management Skills.
4. Operational Skills.
5. Information Management Skills.



Conclusion

1. Clear Strategic Drivers
2. Asset Knowledge
3. Integration of Data
4. Subject-matter Expertise/Competencies.

QUESTIONS?