

## Computerised Maintenance Management Software (CMMS)

### What is CMMS and how can it improve the bottom line of your business?

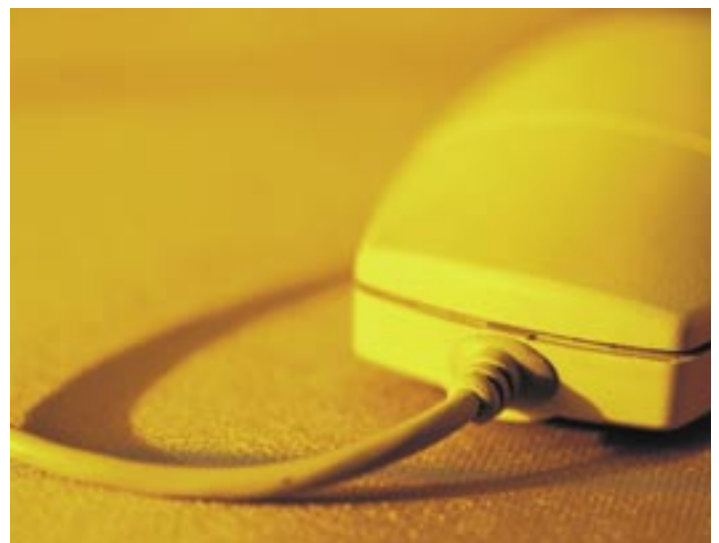
Asset intensive companies need to maintain and manage their equipment in order to ensure the highest levels of operational efficiency. To do this effectively an asset care strategy should be put in place, which will allow the necessary maintenance to be planned and implemented in a proactive way. Ignoring your asset care strategy will result in downtime, devalued equipment and a reduced return on capital investment leading to an adverse affect on the bottom line. Lubrication, inspection, cleaning, testing, maintenance and ongoing training are all part of the asset care process. Such tasks may seem daunting, but through computerisation and CMMS planned maintenance is made much easier bringing about greater efficiency and profitability to your organisation.

#### CMMS benefits

Shortly after the introduction of a CMMS program within your organisation you will begin to see the benefits. For example, the identification of repetitive faults and trends will become much easier. Such information can be used in an improvement program to help reduce further breakdowns thus maximising uptime. As the organisation's culture begins to change from reactive to proactive you will begin to see a significant reduction in downtime.

To improve equipment availability, performance and quality CMMS can help provide a focused strategy as well as making the implementation process easier. Some of the many benefits that CMMS can provide include:

- Improved planned maintenance
- Control of remedial action through a work orders system
- Safe and efficient plant and equipment
- Better data on problems and action, parts used, downtimes and costs
- Condition monitoring and inspections to spot adverse trends
- Good control of technical stores
- Compliance with statutory requirements
- Compliance with industry standards, specifications and policies



#### Reduced operating costs

As well as improving efficiency, performance and quality a properly implemented CMMS program will reduce your maintenance costs providing further support for the bottom line. For example a maintenance department's labour cost will be lowered as the need for overtime that comes from unexpected breakdowns is reduced. By tracking parts more efficiently maintenance and other qualified personnel will spend less time looking for parts they can't find. By finding the right part for the job quickly more time will be spent doing the work rather than wasting time on non-productive activities. Also, as each trade person's time is entered into the CMMS system their resource can be monitored to ensure they are being used effectively and efficiently.

By minimizing breakdowns and unexpected repairs emergency expenditures are reduced, and the cost of purchased parts is lowered bringing about a reduction in inventory and the related storage costs. Also, the need for outsourced contractors can be eliminated as the maintenance department has more time for preventative maintenance procedures rather than reactive maintenance.

#### Summary

A properly used and set up CMMS system is a powerful tool for enhancing an organisations efficiency and reliability. However, without a clear strategy and implementation plan in place CMMS could have an equally negative impact on your company. Like any good tool CMMS must be maintained and used properly in order to achieve its excellent potential.

If you would like more information on CMMS or you have a software package that has yet to be implemented then please call EPM Solutions, and we will be happy to discuss your requirements.

# CMMS Suppliers

Here is a brief selection of asset management software companies currently operating in the UK

## Shire Systems

According to an independent survey carried out in 2000 Shire is the number one CMMS solution provider in the UK with its FRONTLINE product. More than 20,000 organisations now use Shire software worldwide. Founded in 1982, Shire Systems is one of the oldest established PC based business software companies in the world and a pioneer in the development of computerised maintenance management systems. FRONTLINE is able to manage asset maintenance (planned and breakdown) plus the purchasing and management of stock materials. Their range of handheld applications are used out in the field, but interface directly with the main FRONTLINE suite back in the office. Mobile asset maintenance and materials management enables paperless systems, tighter control and lean management of operations.

[www.shiresystems.co.uk](http://www.shiresystems.co.uk)

## PMI Software

PMI Software is a supplier of both package and bespoke software. PMI's flagship product PEMAC was first developed in 1986. Since that time they have developed a Windows based Client-Server application and an enterprise web enabled system. PMI is a subsidiary of Project Management Group, the largest Irish owned engineering and technical services company employing over 1100 people.

Their package also includes a facilities management version of PEMAC, a permit management system, PEMAC Permits, and an instrumentation management system, Calib2000. They have a validation service available for FDA accredited companies.

[www.pmisoftware.com](http://www.pmisoftware.com)

## Datastream

Datastream is a US based company formed in 1986 to provide CMMS solutions to companies of all sizes. It claims to supply 65% of the Fortune 500 companies. The 2 main brands that it sells are Datastream 7i and MP2.

Datastream 7i combines tools for managing assets with resources that help companies to create a collaborative and more efficient environment. Datastream 7i offers a variety of features and options, providing companies with greater asset management functionality. MP2 is an organised and accountable maintenance program. It is an integrated asset management system that enables companies to complete a variety of tasks from organising and tracking inventory to managing equipment costs.

[www.datastream.net/uk](http://www.datastream.net/uk)

There are a large number of CMMS suppliers in the UK many of which specialise in particular industries or working practices. For a more comprehensive view of the options available you can visit the Institute of Asset Management's website at [www.iam-uk.org](http://www.iam-uk.org). An extensive list of software suppliers can be found in their purple pages section. In the meantime if you need any assistance or advice relating to CMMS or asset management then please contact EPM Solutions as detailed below.

## With our compliments

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## MRO Software

MRO Software is a global company based in the USA with sales offices throughout the world including the UK. They have approximately 900 employees, 10,000 customers and more than 260,000 end-users. The company markets its products through a direct sales organisation in combination with a network of international distributors. MRO's main software solution is known as MAXIMO, which MRO claim is the most technologically advanced strategic asset management software in the marketplace. It can be used for small enterprises as well as large organisations with multiple sites.

The Company's asset management solutions allow customers to manage the complete lifecycle of strategic assets including: planning, procurement, deployment, tracking, maintenance and retirement.

[www.mro.com](http://www.mro.com)

## Siveco Group

Siveco Group offers two software solutions: COSWIN 7i Enterprise and COSWIN 7i Standard, designed to meet the needs of different sized organisations. COSWIN 7i is based entirely on Internet/Intranet technology. Siveco claims that the move away from traditional PC based software has made implementing their solution much simpler and more effective. COSWIN 7i has solutions for most industrial and facilities management sectors including: automotive, food, pharmaceutical, plastics, paper, energy, transportation and logistics. COSWIN mobile allows remote workers to manage and update their work using handheld devices. This makes information available at the point of service delivery and cuts out the need for paperwork thus reducing costs.

[www.siveco.com](http://www.siveco.com)

## Pantek

Pantek has been established since 1985 and provides a wide range of software solutions for the manufacturing sector. Their CMMS solution, Plan4, is a PC-based maintenance management system providing software modules for all the main aspects of maintenance management. The basic Plan4 system provides a multi-site asset register with five levels within a site for the defining of entities from departments down to key component parts. Further standard modules control planned maintenance work - routine creation and issue, work-in-progress - the raising and completion of non-planned work and the signing off of planned work and the display of plant history - providing a range of analytical reports for plant and work trends plus specific individual record retrieval and inspection.

[www.pantek.co.uk](http://www.pantek.co.uk)



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EPM Solutions endeavours to ensure that the information in this factsheet is up to date and accurate. However, where concerned you are advised to consult with the appropriate bodies for further details.