

# **Overview of a Asset Management and Where Does a CMMS Fit In**

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**Computer Maintenance Management  
System (CMMS)**

**MWEA Maintenance Committee**

**Tim Sullivan**

**8:30 am to 9:00 am**

# OVERVIEW

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- Background on Asset Management
  - What are assets?
  - What is Asset Management?
- How does Asset Management tie into CMMS
- What is a CMMS
- What is CMMS to those of us in this room?

# What are ASSETS?

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- Anything owned by the entity (municipality, company, etc)
  - Sewers, pump stations, WWTPs, etc
  - Fire trucks, schools, etc
- Tangible and intangible assets
- Personnel

# What are YOUR assets?

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- Sewers, pump stations, WWTP processes, etc
- Mechanical Equipment
- Buildings, Structures
- Roads, Bridges
- Buried utilities

# What are your MUNICIPALITY'S assets?

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- WWTP / WTP
- DPW / DPS
- Fire / Police vehicles
- Schools, Library, City Hall

If your CMMS get to this level, run for cover.

# What is Asset Management?

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- Providing the lowest Life Cycle Cost (LCC) while maintaining a desired Level of Service

# Life Cycle Costs Include:

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- Capital Expense
- Operating Costs
  - Power
  - Chemicals
- Maintenance Costs
  - Preventive Maintenance
  - Corrective Maintenance

# Level of Service

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- Run until failure
  - Acceptable for throw-away components
- Corrective Maintenance
- Preventive maintenance
  - Very typical
- Predictive maintenance
  - Vibration, Infrared, oil analysis
- Pre-emptive Maintenance
  - Airplanes and assembly lines
  - Peristaltic pump hose

# CMMS and Asset Management

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# What is a CMMS?

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- Software tool to manage your assets
- Can makes your job easier and your boss happy (or not as mad)
- Can be simple
- Can be complex

# CMMS can track:

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- Preventive maintenance and provides Work Orders
- Spare parts and inventory
- Historical maintenance and equipment costs
  
- Provides data for better decisions
- Helps with O&M budgets projections

# What is a CMMS to:

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- A Mechanic?
- An Operator?
- A Supervision?
- A Manager?

# What a CMMS isn't

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- Maintenance panacea which will solve all your problems
- Self managing
- Inexpensive to implement

# To do all that, you need:

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- A CMMS Champion
- Commitment to Resources
  - Time
  - Money
- Game Plan

# Getting started, you need to:

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- Define your assets,
- Parent-Child relationship
- Inventory assets
- Evaluate and select a CMMS
- Collect and input lotsa data
- Maintain and update data
- Protect you data (security)

# How do you want to handle inventory?

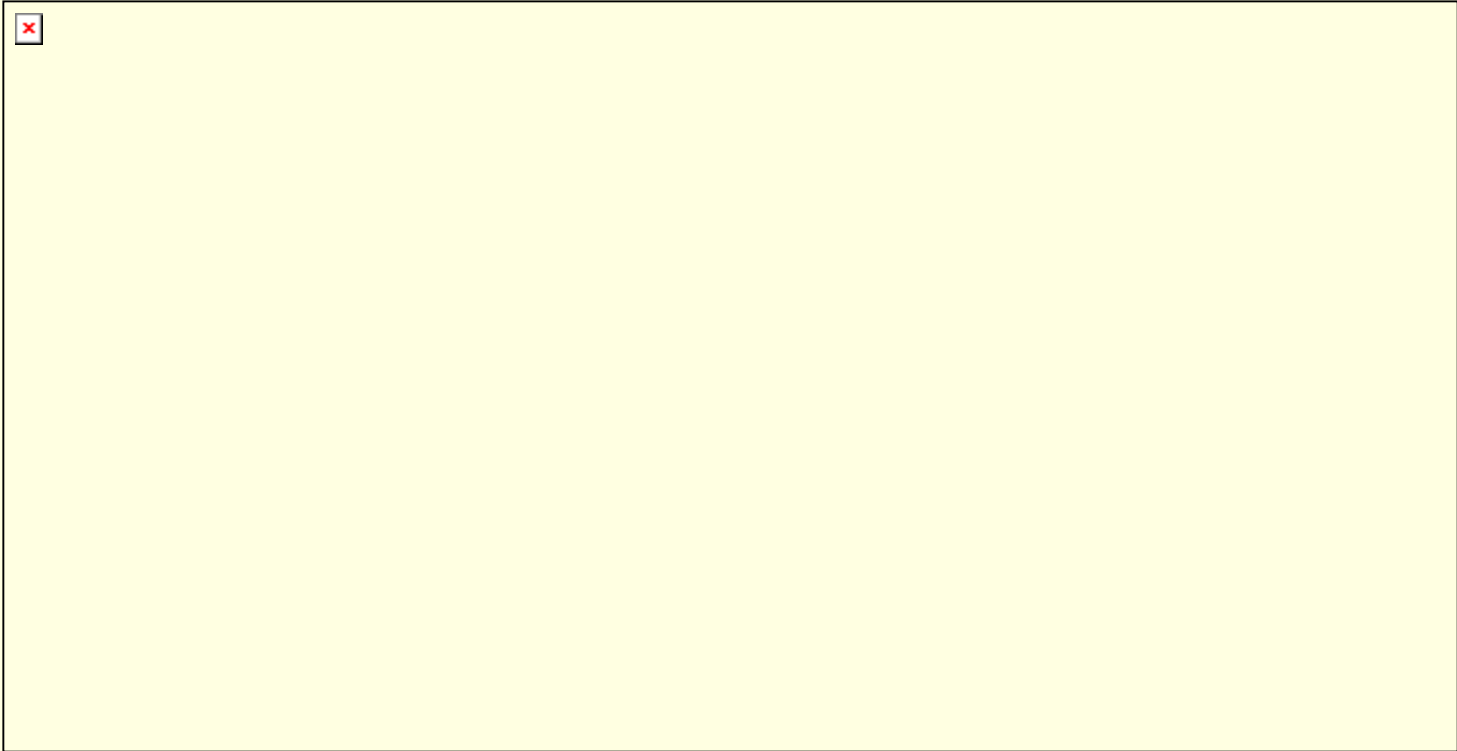
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- F-150 Truck? Or
- Engine, transmission, fuel pump, filter, ...

# How do you want to handle Maintenance?

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- Perform 60,000 mile check-up?, or
- Change air filter, fuel filter, plugs, distributor cap, coolant, automatic transmission fluid, ...



# Decision will influence:

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- Inventory
- Data collected, input
- Output
- Level of service
- COST

# Decision will influence:

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- Small,
  - Medium, or
  - Large CMMS System
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- Small, medium and Large CMMS is not necessarily small, medium or large community.

# Thank You!

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- Questions and Answers