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Managing Your Water Treatment Assets with CMMS

Presented by:

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What does the acronym CMMS mean?

Computerized

Maintenance

Management

System

CMMS software was introduced many years ago as a means to computerize the process of maintaining assets.



The way is was done before CMMS (and in many cases still is).....

- Index Cards
- Spreadsheets
- Post-It Notes
- Carbon Copy Forms
- Relying on Memory



The Benefits of a CMMS

- Reduced Equipment Downtime
- Equipment History
- Lower Maintenance Costs
- Increase Life of Equipment
- Schedule Preventive Maintenance
- Meet Compliance and Safety Standards



Key CMMS Features

- Work Order Management
- Preventive Maintenance
- Asset and Equipment Management
- Inventory (consumable) Management
- Maintenance Reports & Equipment History
- Mobile Feature

What is Homer Simpson's beer of choice ?



Buying Tips



- Select a vendor that is stable and has been in business for a while.
- How much sweat equity will you have to invest?
- Bigger is not always better (10 hp vs. 100 hp).
- Avoid unneeded complexity.
- Do not try developing a system in-house.
- Customization.
- Training and support.
- Demonstrations – Trial Period.



Without proper vendor support the risk of implementation failure can range from 50% to as high as 80%.

Other Considerations

- › Web based, Cloud based on Premises
- › Migration of existing data.
- › Technical support – included or an extra?
- › Upgrades – included or an additional cost?
- › Technical ability of maintenance staff



CMMS Cost Models

The cost of CMMS software can vary from system to system.

- › Pay Per User (monthly)
- › Pay Per Module (monthly or annually) + User Fee's
- › One Time License Fee + User Fee's
- › Pay Per Work Order

Installation, set-up and training fees often apply.



General rule.....

Always look for a user-friendly interface with features suited to cover your specific needs and the ability to adjust to your workflow.



What does the ZIP in zip code actually stand for?



Getting Started – Data Collection (asset inventory)

- Equipment location, make, model and serial number.
- Maintenance parts.



How to Collect the Data Needed

- Collect in a template (spreadsheet) that can be imported into your CMMS.
- Record the information a piece at a time during equipment servicing.
- Hire a 3rd party to collect the information for you.





Create New Asset

Category: Asset: Location:

Apply

☐ Show Deleted ☐ Show Blocked

Page 2 of 3

Item 26 to 50 of 71

Asset Name	Manufacturer	Description	Copy	Delete	Block
Decant Pump 1	Goulds	WW			
Dual Sand Filters	Parkson	W			
Effluent Composite Sampler	Hach	WW			
Elevated Water Tower		Ellipsoidal Welded Steel 1976-77 22-35ft operating range			
Eone Grinder Pump 1	Eone	WW - Needs Rebuilt			
Eone Grinder Pump 10	Eone	WW			
Eone Grinder Pump 11	Eone	WW - Needs Rebuilt			
Eone Grinder Pump 2	Eone	WW			
Eone Grinder Pump 3	Eone	WW			
Eone Grinder Pump 4	Eone	WW			
Eone Grinder Pump 5	Eone	WW			
Eone Grinder Pump 6	Eone	WW			
Eone Grinder Pump 7	Eone	WW			
Eone Grinder Pump 8	Eone	WW			
Eone Grinder Pump 9	Eone	WW			
EQ Tank Blower 1	Republic	WW			
GR Lift Pump 1	Gormann Rupp	Self Priming Pump			
GR Lift Pump 2	Gormann Rupp	Self Priming Pump			
GR Lift Pump 3	Gormann Rupp	Self Priming Pump			
GR Lift Pump 4	Gormann Rupp	Self Priming Pump			



Work Orders

Preventive Maintenance

Inventory

Quick Links



Update



Cancel

Edit Asset: Crane Deming Pump 1



Main Details

Documents

Images

Components

Parts & Materials

PM Schedules

Work Orders

Asset Type:

Asset

Asset Category:

Pump

Asset Name:

Crane Deming Pump 1

Description:

W

Notes:

Cust # S4118538105820

Bronze fitted Single mechanical seal

Energy System Name:

Runtime Threshold:

0

Supplier:

EFI, Inc. - US Motors

Cost:

\$ 0.00

Picture Filename:

Crane-Deming 2_37.jpg

Upload

Campus:

St. Regis Mohawk Tribe

Building:

Water Treatment

Location:

Wolf Clan

Manufacturer:

Crane Deming

Model #:

3122

Serial #:

J0320012680-100R-01

Purchase Date:

3/1/2001

Install Date:

3/1/2001

Retire Date:

Warranty:

Additional Details

Design Capacity (GPM):

600 @ 165 ft

VFD:

yes

Life Expectancy:

VIN:

Assigned to:

Insurance exp:

Motor:

40HP US

Speed:

3550 rpm

Condition:

Excellent

Plate #:

Inspection Due:

Registration exp:



Welcome Joe Admin
Q Ware
 Demo



Work Orders Preventive Maintenance Inventory Events Fixed Assets Quick Links

Category:	Select Category	Asset:	Select Asset	Location:	Filter By Location	Apply	Print
◀ ▶ today ▼	Jan, 2020						Day Week Month
Sun	Mon	Tue	Wed	Thu	Fri	Sat	
29	30	31	01 Jan	2	3	4	
	⚙ Floor Scrubbers ⚙ ⚙ univent filter ⚙ ⚙ CNC Hobber ⚙ more...	⚙ Clarifier ⚙ ⚙ Change Battery ⚙	⚙ Monthly HVAC ⚙ ⚙ Monthly AHU ⚙ ⚙ quarterly printing ⚙ more...	⚙ Air Compressors ⚙	⚙ CAT 1500 ⚙ ⚙ Snow Plowing w/ ⚙ ⚙ Airport Lathes ⚙ more...	⚙ Sanitary Lift Station ⚙ ⚙ Fire Hydrant ⚙ ⚙ Air Compressor ⚙	
5	6	7	8	9	10	11	
	⚙ Kitchen Hood ⚙ ⚙ HS AHU ⚙ ⚙ Lathes ⚙ more...	⚙ Monthly AHU ⚙ ⚙ Clarifier ⚙ ⚙ Change Battery ⚙	⚙ Monthly Tire Check ⚙ ⚙ Monthly Diesel ⚙	⚙ Fire Extinguisher ⚙ ⚙ Air Compressors ⚙	⚙ CAT 1500 ⚙ ⚙ Snow Plowing w/ ⚙ ⚙ Back-Up Generator ⚙ more...	⚙ Sanitary Lift Station ⚙ ⚙ Air Compressor ⚙	
12	13	14	15	16	17	18	
	⚙ Floor Scrubbers ⚙ ⚙ univent filter ⚙ ⚙ Air Compressor ⚙ more...	⚙ Clarifier ⚙ ⚙ Change Battery ⚙		⚙ EXFAN - EL ⚙ ⚙ Air Compressors ⚙	⚙ CAT 1500 ⚙ ⚙ Snow Plowing w/ ⚙ ⚙ Airport Lathes ⚙ more...	⚙ Sanitary Lift Station ⚙ ⚙ Air Compressor ⚙	
19	20	21	22	23	24	25	
	⚙ Floor Scrubbers ⚙ ⚙ univent filter ⚙ ⚙ Air Compressor ⚙ more...	⚙ Clarifier ⚙ ⚙ Change Battery ⚙		⚙ Air Compressors ⚙	⚙ CAT 1500 ⚙ ⚙ Snow Plowing w/ ⚙ ⚙ Airport Lathes ⚙ more...	⚙ Sanitary Lift Station ⚙ ⚙ Air Compressor ⚙	
26	27	28	29	30	31	01 Feb	
⚙ Roof Inspection ⚙	⚙ Floor Scrubbers ⚙ ⚙ univent filter ⚙ ⚙ Air Compressor ⚙ more...	⚙ Clarifier ⚙ ⚙ Change Battery ⚙		⚙ Air Compressors ⚙ ⚙ 30th of the month ⚙	⚙ Snow Plowing w/ ⚙ ⚙ Testing Schedule ⚙ ⚙ CAT 1500 ⚙ more...	⚙ Monthly HVAC ⚙ ⚙ Monthly AHU ⚙ ⚙ Generator ⚙ more...	

Which state is the biggest in the U.S.?



The “Cultural” Factor

- › Adopting a facility maintenance management system can be as much of a cultural change as a process change.
- › People will need to accept/understand that this is how work will be done now and in the future.
- › Support from management is one of the key factors to a successful implementation
- › It sounds like a cliché but a user friendly and intuitive system can make all of the difference in the world between success and failure.



CMMS Key Take-A-Ways

- Create a list of what your requirements are.
- Don't get sidetracked by all of the extra features.....you may never use them.
- A comprehensive asset/equipment inventory is crucial to success.
- Understand the cost structure of the CMMS you're considering.



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