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Managing Your Water Treatment Assets with CMMS

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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 <u>Compliance</u> 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







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.







St. Regis Mohawk Tribe

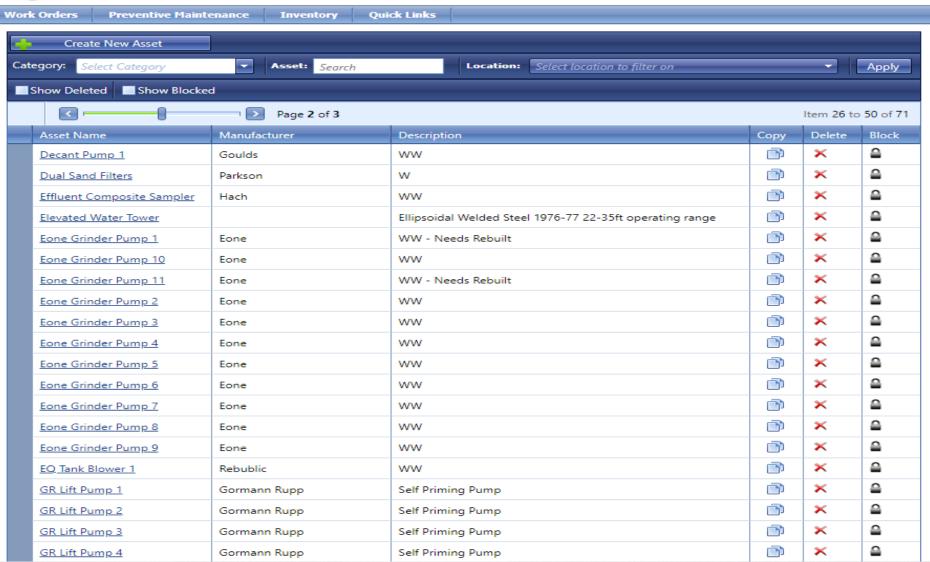
Welcome Q Ware Support











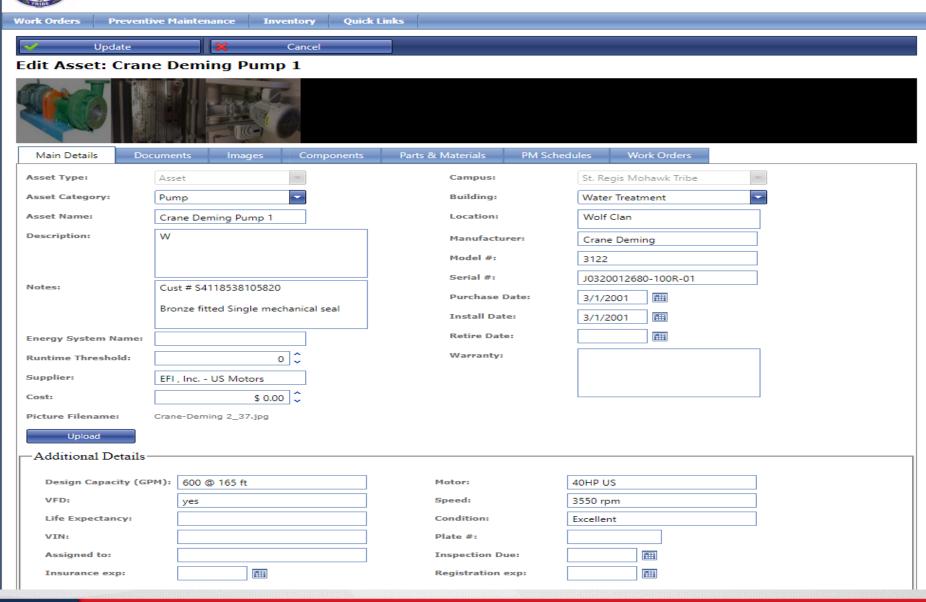














Maintenance Management System



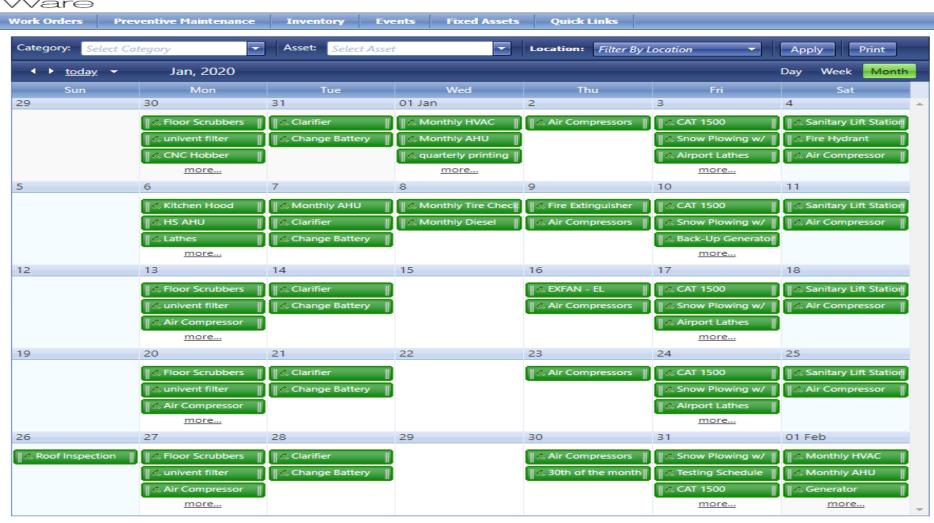
















Which state is the biggest in the U.S.?







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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