WIZSP S.R.L.

Everything You Always Wanted to Know About CMMS (But Were Afraid to Ask)

WIZSP
Microsoft 365 Solutions

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Table of Contents

5 Must-Ask Questions About CMMS

1.   What is CMMS?

CMMS stands for [computerized maintenance management software](#). It helps facility and maintenance managers streamline work orders, inventory management, asset monitoring, preventive maintenance scheduling, and other asset maintenance activities. It can help with a range of internal maintenance and optimization tasks to make your business more efficient and organized.

CMMS is also called [enterprise asset management](#) (EAM), computer-aided facility management (CAFM) or facilities management (FM), although there are some slight differences between those terms. It is often confused with field service software, but the latter focuses on managing on-the-go operations and client equipment.

2.   Cloud-based or On-premises CMMS?

Cloud or web-based software refers to SaaS ([software as a service](#)) systems that are hosted by a third party in the cloud. Users can access these services through the internet. The other options for deployment are [on-premises](#) and hybrid deployment. On-premises solutions are installed on hardware (i.e., servers) maintained within your organization's premises and require an extensive IT team to maintain, secure and operate it.

Although on-premises CMMS solutions are great pieces of software, they often lack some of the functionality of their cloud computing counterparts. In addition, you can avoid the many logistical hurdles presented by on-premises CMMS by implementing a cloud-based one. Hybrid solutions combine features from both types of systems and are more unusual.

3.   What are the advantages of a cloud-based CMMS?

The advantages of computerized maintenance management system (CMMS) software are well-documented in thousands of maintenance books and Internet articles. However, the benefits of cloud-based CMMS over traditional on-premises systems are less well-known. Cloud or hosted software means the software is available over the Internet, whereas on-premises software is downloaded and installed on local computers or servers.

Cloud CMMS applications offer the same level of functionality as traditional on-premises systems but with a number of additional benefits. For instance:

- A cloud-based CMMS allows mobile connectivity

- Authorized users have access anywhere, any time
- Server operations are more efficient
- Faster setup and implementation is possible
- IT costs are significantly reduced or even eliminated

4.   Why a CMMS cannot be a one-size-fits-all software?

Any CMMS, at its core, is a collection of applications that perform tasks. Each company has its own unique requirements for daily procedures, based on several different factors.

Unfortunately, a one-size-fits-all CMMS software is rarely sufficiently reliable because the applications are simply not designed keeping in mind individual, organizational requirements. Some applications may not be suited to handle the unique needs of an organization at all, and even those that may be are unlikely to cover all your core business processes and will, therefore, be fragmented and inefficient. Ultimately, it is a case of wasted resources, time and money. We'd go so far as to say continued reliance on a one-size-fits-all CMMS can be very bad for business.

A generic CMMS can restrict your organization's workflow and slow down growth and innovation. Problems can surface when it is time to scale up and diversify. A tool offering a blanket solution is rigid and hampers progress because it cannot support the agility most businesses need to help them grow.

5.   What are the advantages of an industry-specific CMMS?

There is no "one-size-fits-all" process for maintenance organizations—and for good reason. How your team may organize daily procedures and reporting may well assist in contributing to your company's competitive advantage.

- An industry-specific CMMS is more likely to accomplish a task using fewer resources and, in less time, than a -one-size-fits-all tool.
- It will also require little or no customization before it can be deployed.
- When your organization grows, an industry-specific solution will be able to handle changes with greater efficiency. This makes your job easier and less time-consuming.

In comparison, a generic CMMS can slow your organization down to a crawl. Sometimes, even when it is tailored to your requirements, the heavy customization in itself can become a bottleneck.

11 Ways CMMS Benefits Your Organization

1.   Assets will be utilized effectively

You can utilize assets in a better way by using the existing data sources and displaying outputs. With the help of reporting tools and Business Intelligence Dashboards, you can deliver information on KPI statistics in a timely manner. Crucial information can be shared with business partners as it offers increased visibility.

2.   Repair costs will get Lower

Management and advanced planned maintenance scheduling tools available in CMMS solutions help in maintaining assets. Well-maintained assets experience fewer breakdowns, which translates into lower repair costs.

3.   Downtime reduces significantly

Dealing with downtimes is expensive and not to mention, it can put the company's reputation at stake. Incorporating CMMS software with relevant tools can help in scheduling maintenance tasks that will decrease the number of breakdowns. Fewer breakdowns equate to reduced downtime, which further results in cost savings.

4.   Helps in scheduling planned maintenance

Planned maintenance causes less disruption, thus increasing productivity and indirect savings. CMMS system assists in carrying out planned maintenance schedules which can be scheduled   at a time that would be beneficial, like before the equipment is used or when the building is empty.

5.   Streamlined purchasing procedures

When your assets are well-maintained, their longevity also increases. This means that you will spend less on the purchase of renewals or replacements. With the store and purchase management functionality, you can streamline and adhere to purchasing procedures. Doing so will start delivering considerable savings in the long run.

6.   Ability to design preventive maintenance programs

With efficient scheduling and preventive maintenance program in place, you can reduce the headcount of your staff. Since there will be lesser breakdowns, you won't need many technicians and engineers as you normally would. Time spent on maintenance will also go down. CMMS programs will help in creating a well-managed preventative maintenance program.

7.   Risks and accidents are reduced

The risk of accidents is reduced when the assets are regularly checked and maintained. CMMS comes with features that cover different areas such as work permits, risk management, safety instructions, etc., thus ensuring that the assets stay at the required safety standards. It minimizes the loss of work time through accidents and reduces the risk of penalties through breaking legislation.

8.   Efficient Use of mobile tools

CMMS systems allow mobile tools to manage operations efficiently. This is vital for successful maintenance functions. Efficient use of mobile tools allows job handling, increases staff productivity and pushes safety compliance elements direct to the workforce.

9.   Space can be optimized

CMMS maintenance software has a 'Room Booking' functionality that helps in optimizing resources and building space efficiently. It avoids double-booking and makes sure that the equipment and services are delivered to the designated place at the right time. This helps in optimizing space, which is essential in every organization.

10.   Regular equipment assessments for safety reasons

A CMMS solution provides tools that help in carrying out regular and annual assessments of the health of company's assets. By identifying the safety and changing risks that occur within the workplace, you can plan preventive maintenance schedules. CMMS tools also record the likelihood of equipment breakdown, record conditions utilizing mobile data and plan refurbishment maintenance.

11. Ease of adoption

The best CMMS software can adapt itself to the latest technologies. It can also develop alongside the company. The supplier of the CMMS solution should have the knowledge and vision of your business to help the system to adapt to the changing technology as time passes.

3 Signs That You May Need CMMS Software

1. Your equipment breaks down regularly

If you use outdated methods, chances are that most of your maintenance will be reactive as opposed to proactive. Preventative maintenance, which is like changing the oil in your car, is scheduled. You can keep track of it in a spreadsheet, but with an entire factory of machines to maintain, this can be a challenge. Older methods certainly will not give you a means of performing predictive maintenance, which involves placing sensors on machines that can provide you with real-time data about a machine or production line. If your maintenance team is only ever fixing things after they have broken, the result is higher machine downtime and overall lower production. Introducing CMMS software can significantly improve the maintenance process.

2. Repairs cannot be completed on time

When spare parts cannot be found, were used, and not recorded, or put back in the wrong place, it affects the success of the plant floor. Maintenance teams must wait for parts to arrive, which means the downtime lasts longer than is necessary. You might even lose a greater chunk of budget when ordering the parts, you need in an emergency. CMMS software can track spare parts, as well as trigger a reorder alert when inventory is low. This also minimizes the need for manual inventory checking.

3. There is no visibility

If you were to pull information about labor hours or a recently completed task, how accurate would it be? Can you easily locate members of your maintenance team? If a manager struggles to communicate effectively with their team, it detracts hours from the workday as they scramble to figure out who is doing what and what the status on a given project is. CMMS empowers a plant to monitor progress on a task and get the whole team on the same page.