Are You Managing Your Buildings Intelligently?

The latest trend in facilities management is building intelligence management (BIM), which seeks to make buildings easier and less expensive to operate. It sounds a little complicated until you realize that BIM is an extension of what most CMMS systems will do for you combined with finance and green goals. It's simply a matter of tracking those goals in a way that works within your existing processes.

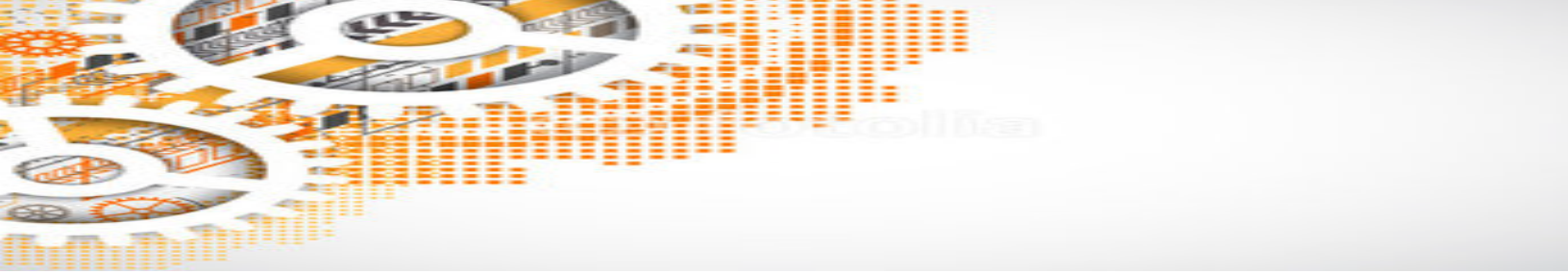
The biggest barrier, of course, is managing the three C's – complexity, change and conflict. It seems only natural that using a CMMS system will resolve most issues arising from the three C's, and at the start it will seem like an extraordinary amount of work. We can assure you it's not, and if the plan is to implement your BIM plan over a period of time, then adding information to the CMMS over time will generate a more complete picture of your buildings and facilities maintenance concerns in a way that makes the data entry easy and the emerging picture of complexity and change more manageable.

The big four of maintenance resource planning (work orders, assets, inventory and preventive maintenance) is designed to overcome the conflict that comes with change and also to achieve the goals of BIM. Taking a look at what each of these do individually helps make long-term planning more feasible and contributes positive information to a BIM implementation. Key to a strong implementation is a CMMS solution that is configurable to fit your BIM implementation in a way that works for you, which is integral to the TeamWORKS platform, which seeks to reduce the complexity, change and conflict associated with implementations of any kind.

Work Orders

Work orders, long seen as something easily achieved using paper and pen or with spreadsheets, has come a long way. Not just for desktops anymore, work orders can be handled using technology options that include smart phones and tablets. Most CMMS solutions include options to remotely assign work to specific personnel, assign a due date and track the hours it took to complete the maintenance. More configurable software also allows you to track your vendors, link to your assets and inventory, take pictures of invoices and attach them to the work order record, assign sub-work orders for maintenance requiring a more complex solution, and populate fields directly related and linkable to your financial software.

Linking to financial software makes work orders less of a conflict for facilities management and finance. The ability to have all charges related to an approved work order transmit directly to finance with the appropriate codes means no longer having to track down and generate reports and receipts, since they are all located in the same container of information. Does this mean finance may have more information than they will need? Not necessarily. TeamWORKS developed a configurable CMMS that allows facilities management and finance to use codes already in existence specifically to make it easier for each department to track and report by department, employee and budget code. This configurability allows finance to receive only the information they need or want to do their jobs, while allowing facilities maintenance to input as much data as they need to create an accurate record of the work done and track resource allocation.



Assets

Central to the BIM theme is making buildings easier and less expensive to operate. Why then, are assets the last items people think of tracking? Everything contained in each building is an asset, as well as the vehicles used to transport items from building to building. To reduce complexity, TeamWORKS advocates embracing maintenance resource planning from the beginning – when you build or purchase the asset, and tracking that asset from cradle to grave.

The best option is to invest in a system that provides a single source of secure information and is configurable to your business needs to promote consistency of processes.

Sounds simple, right? It is.

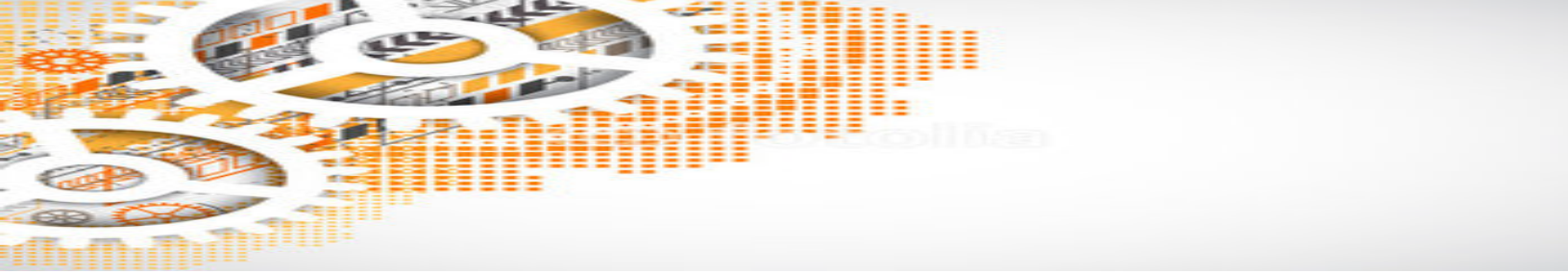
At the outset, it is easier to create a comprehensive view of each asset if all the infor mation about the asset is available. In a CMMS that allows you to hold all the data, the optimal information includes all purchasing and warranty information, the asset tag information, a serial number, manufacturer information, department assigned to and preventive maintenance materials list. The TeamWORKS solution will also allow you to assign the asset to a group or subgroups, attach images of documents, purchase and other receipts, asset data and work order histories, and depreciation/valuation and replacement estimates. Again, in a comprehensive CMMS, the data generated here is easily transmitted and accessible by the finance team for reporting.

Inventory

When speaking of assets, it's difficult not to include inventory in the conversation, and inventory does add an extra level of complexity to assets. For instance, is a hammer an asset or inventory? What about vehicles? The short answer to these questions is they are often answered by the finance category they are allocated to by either the controller or the PO classification.

Another question frequently associated with inventory is what does it really have to do with BIM? As anyone who has storage full of inventory knows, each item in inventory can carry a different cost per unit depending on whether it was purchased as a stock item or on a bid, who the vendor and manufacturer were and how many 'walk' away from their assigned location, because, after all, it's just a hammer, gallon of paint or old printer. In the global view of BIM, tracking inventory by price, matching inventory used for each asset by work order documenta-tion and maintaining a clear picture of what your inventory looks like is crucial to not only reducing costs, but to ordering effectively and maintaining 'just enough' in storage to function, but not so much your storage is full of items you don't need now and won't need for some time.

Imagine tracking an asset, like an HVAC system, from the date of purchase and effectively keeping the inventory required to repair the asset or have the asset repaired. And then use that information to accurately forecast when you will need to designate parts and labor, provide finance with the information needed to accurately depreciate the value of the asset, and budget the upgrade or replacement asset during just the right budget year. Your CMMS can do that for you, when used correctly to achieve your BIM goals.



Preventive Maintenance

Achieving BIM goals relies heavily on an element of CMMS that is frequently spoken of, but generally executed in a haphazard manner. It just seems so easy to have your facilities manager or worker note in the back of their mind or on a spreadsheet any preventive maintenance required, such as when the ducts need to be re-caulked to maintain maximum environmental efficiency - keeping the heat inside the building during winter months. That just really isn't accurate, or efficient.

Much more efficient to use a fully configured CMMS like TeamWORKS to pre-set the preventive maintenance dates, materials required and link to past work orders so you can see what was done last. Then have it email a generated work order to the necessary parties automatically, update the asset record, remove any inventory used and allow the worker to close the work order, notifying the facilities manager the work is complete. At that point, you can rest assured your assets are well taken care of and won't result in unnecessary surprise expenses when or if it breaks due to lack of preventive maintenance.

Taking preventive maintenance one step further, TeamWORKS allows you to generate reports that will show if two or more assets purchased around the same time are 'aging' at the same rate. Increased preventive maintenance, like oil or brake pad changes, might illustrate a need for change.

BIM and CMMS Work Well Together

Managing buildings intelligently doesn't mean you have to find the most intelligent person to control every aspect of your facilities or spend tons of money to generate a 3D, 4D or 5D image – it means you have to find the CMMS that makes the most sense for the BIM goals you have set and approved. CMMS provides all the data necessary to achieve and report on those goals, provided the configuration is set in a manner consistent with the maintenance resource planning completed to identify specific BIM goals. Having a fully realized set of BIM goals, a maintenance resource plan and a CMMS configured to your specifications is a critical component for success, particularly for multi-site operations and those businesses requiring extensive state or federal documentation due to inspections.

ABOUT TeamWORKS

TeamWORKS is a maintenance resource planning company providing state of the art maintenance management software designed to reduce costs and improve efficiencies by managing work orders, assets, service vendors and other processes related to facilities management. Our applications automate and streamline work order communications and reporting that provides business analytics through a totally integrated dashboard and KPI reporting.