Archibus

A SpaceIQ Product

Archibus® Maintenance

Preventive Maintenance:
Streamline and Automate the PM Process to Proactively Maintain Critical Assets, Minimizing Downtime and Repair Expense

Activities and Reports Include:

- Procedures by Primary Trade
- PM Work Requests and Work Orders
- Overdue PM Work
- PM Work Forecast
- PM Resource Requirements Forecast
- 52-Week PM Work Schedule
- Equipment Maintenance History
- Equipment Failure Analysis
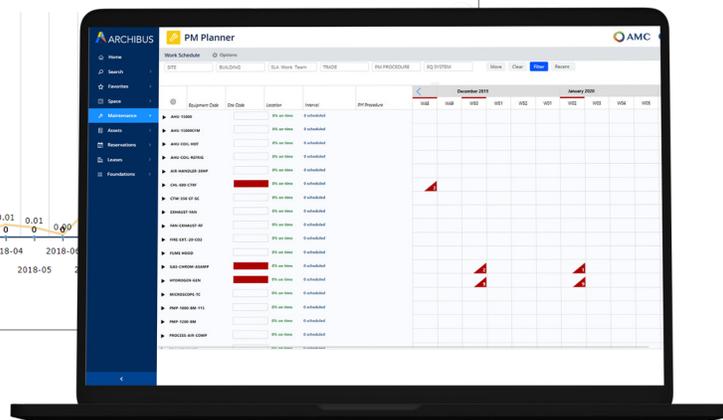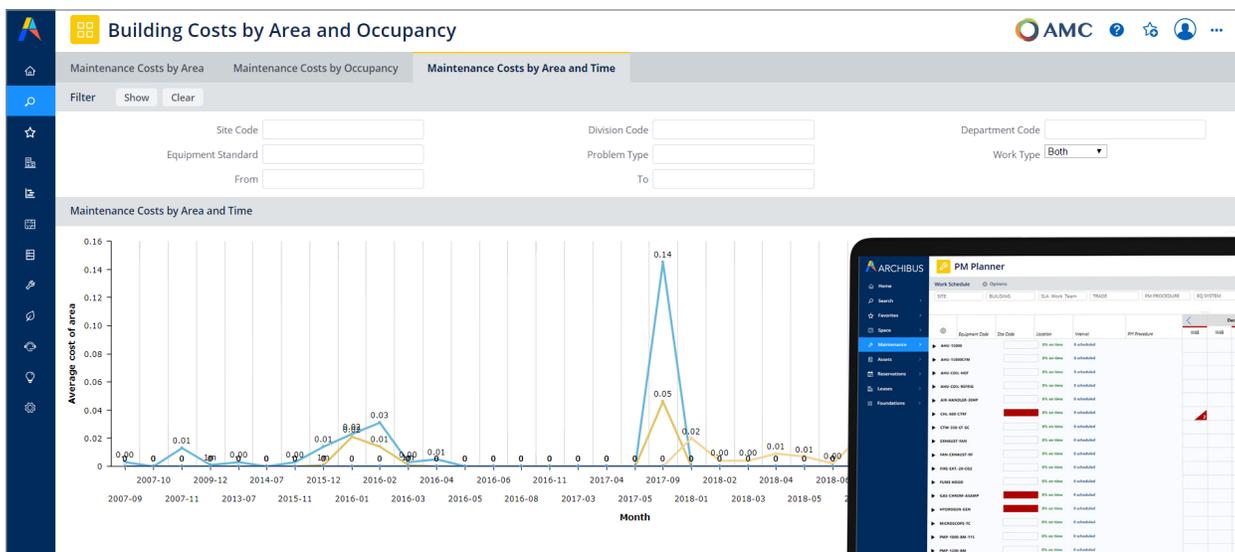- Equipment Replacement Analysis
- Trades/Service Provider Analysis

Ensuring that critical assets are in optimal condition requires effective maintenance processes to efficiently allocate resources, enforce procedures/schedules, and manage performance.

Webbased Archibus Preventive Maintenance (PM) enables users to proactively maintain assets, efficiently balance schedules, optimize resources, and track key metrics. Simplify and improve PM processes with Archibus Preventive Maintenance to minimize costly repairs, reduce operational downtime, extend asset service lifecycles, and improve planning.

Benefits

- Streamlines and automates the PM process to improve operational efficiency
- Minimizes operational equipment downtime and costly repairs
- Extends useful service life of physical assets resulting in reduced capital outlays
- Improves planning by capturing metrics on costs, resource usage, service provider workload/performance, equipment maintenance history, and more
- Delivers cost-efficient, closed loop Enterprise Assets as part of the integrated, Web-based Archibus product suite

Easy to follow maintenance charts provide quick visibility into maintenance costs over time, and help detect failure patterns that may require immediate remediation.

Solutions

Improve Performance and Planning

Archibus Preventive Maintenance provides the ability to capture and analyze performance metrics to improve operations. An aggregation of all maintenance data in a central repository, combined with the ability to view and evaluate all processes/costs/outcomes, adds a sophisticated prescriptive capability to the solution. This combination of the actionable and the analytical within Archibus Preventive Maintenance can help transform an organization's stewardship of its assets.

- Capture key cost metrics for more effective budget control

- Analyze resource usage to optimize selection and allocation of equipment, materials, personnel, and more

- Evaluate in-house and/or service provider workload/performance to gauge cost-efficiency

- Document equipment maintenance history to obtain greater insight into process results, repair/replace scenarios, and capital equipment acquisition plans

Implement a Complete Web-based EAM Solution

While it can be implemented as a standalone application, Archibus Preventive Maintenance supplements other Archibus Web-based applications to deliver a comprehensive, fully integrated Enterprise Assets solution. Its intuitive forms tie directly into the centralized Archibus repository to allow re-use of existing data, which avoids time-consuming re-keying or porting of data between systems.

- Work seamlessly with Archibus Corrective Work to simplify both preventive and reactive maintenance

- Use with Archibus Service Desk to introduce self-service features governed by Service Level Agreements

- Integrate easily with supported mobile devices for enhanced dispatch and response capability

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Streamline and Automate the PM Process

Archibus Preventive Maintenance provides an integrated Web-based solution for automating and proactively managing preventive maintenance tasks. Organizations miss fewer critical tasks and commit fewer errors by using centralized scheduling, automated work request/work order generation, balanced resource allocation, and other best practices for maintaining physical assets of all types, including vehicles.

- Support creation and flexible scheduling of PM processes by equipment type, need, or location
- Automatically generate Work Requests and Work Orders for specific recurring intervals that include procedures, deadlines, and resources needed
- Allocate resources up to one year in advance
- Assign procedures to multiple pieces of equipment and define PM schedule rules for many different equipmentprocedure combinations

Extend Lifecycles, Reduce Capital Outlays

An effectively managed PM program can potentially extend the service life of assets beyond published parameters. As replacement costs continue to increase, it is imperative to establish proactive PM processes made possible by Archibus Preventive Maintenance. Longer equipment lifecycles allow organizations to postpone or defer capital outlays, relieving budgetary pressure.

- Perform lifecycle cost analysis for fact-based "fix versus replace" decisions
- Ensure adherence to PM processes that extend equipment lifecycles
- Reduce capital outlays by delaying asset replacement costs

Minimize Equipment Downtime and Repairs

The true cost of asset downtime is often a multiple of the immediate labor cost needed to fix it – sometimes as much as ten times the estimates used in cost justification reports. That true cost includes the loss of productivity from equipment inefficiency or failure on downstream stakeholders and its effect on customer service. Archibus Preventive Maintenance helps ensure equipment, personnel, and operations run at peak efficiency, while reducing the risk of injury or regulatory fines.

- Schedule tasks by fixed dates, adjustable intervals, meter/mileage readings or other parameters
- Document equipment maintenance history to enable performance analysis and detect patterns that require remedial process changes
- Improve critical system reliability and spare part inventory management

For More Information Visit Spaceiq.com/Demo

SpaceIQ®
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Archibus is the global leader for managing facilities, infrastructure, and real estate. Our industry leading IWMS provides organizations the ability to gain full insights into their built-environments to reduce costs, optimize operations, and elevate their employee experiences. Our solutions are designed to offer enterprise-level asset management, reporting, data and infrastructure management in a single system.