8 BENEFITS OF CMMS SOFTWARE

How to Save Money on Maintenance Operations

collabit

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Using the right Computerised Maintenance Management (CMMS) software can make all the difference in the way your business performs. Taking charge of a company's maintenance and service requests, saving money, and staying on top of market competitors are some of the things a CMMS software can do.

There are many benefits of choosing a CMMS system as the lead mechanism that ensures a viable business. Preventative maintenance, reliable asset assignments, seamless gear management, and comprehensive maintenance reports are some of the options businesses look for in a suitable CMMS.

Read on as we elaborate on how CMMS software helps your business thrive.

What is CMMS?

CMMS software is an enormously useful tool for maintaining businesses of all sizes. A CMMS system refers to any software designed to maintain a computer database of information about a certain business, including its entire maintenance operations.

The main purpose of using CMMS is to lead to a downward trend of keeping maintenance costs low as possible whilst making maximum use of its features.

Why Do Businesses Need CMMS?

Every business that wants to keep maintenance costs low should consider using CMMS. Whether it is a small, medium, or large-sized business, CMMS software offers the following fortes:

- Energy-efficient. If your business lacks proper heating, ventilation, and air conditioning (HVAC) maintenance, the equipment you use will require between 15 to 20% more energy to run.
- Cost-efficient. For every cent you spend on preventative maintenance, you will actually be saving up to $5 on other miscellaneous costs for your company.
- Reduces downtime. Suitable equipment maintenance can help you minimise downtime, which would otherwise cost your company hundreds and hundreds of dollars per hour.
- Prevents substantial maintenance issues: Favoring preventative over reactive maintenance can save your business from 12% to 18% in treatment costs;
- Boosts safety precautions. A well-encompassed CMMS can help your company adhere to safety regulations - failing to do so can result in weighty fines.

Besides keeping track of the maintenance issues that may arise regardless of the size of your company, using CMMS can also help keep things in check in several aspects.

We will focus on 8 of the most important benefits CMMS can deliver.

Main Benefits of Using CMMS for Your Business

Extend the Lifespan of Your Assets

The main reason why most businesses end up paying hefty sums for replacing or repairing equipment is inappropriate equipment maintenance. If you lack the know-how of maintaining parts of your equipment, there are companies that specialise in this.

Letting your equipment wear off instead of implementing a preventative maintenance system will result in higher placement costs. For instance, if a member of the maintenance staff does not keep a close eye on the equipment's performance and condition, the item might stop working appropriately. Such a scenario can cost your business in terms of replacing faulty equipment, compared to the minimal cost of utilizing CMMS.

By implementing preventative maintenance, you will easily detect any mishaps or faults in the equipment before they hurt your business on a deeper level. Using CMMS will help preserve your assets while ensuring they serve your business for as long as possible - on top of saving your company time and money.

Extend the Lifespan of Your Assets

Besides keeping everything in check maintenance-wise, CMMS will also adopt a more time-efficient approach to stocking inventory and keeping track of the company equipment.

CMMS will efficiently store data in:

- Images and documents, as part of an asset or equipment piece;
- The asset's serial number (additional data can be added in separate fields);
- Details about the vendor;
- Any asset or type of equipment linked to the item in question;
- Stock limit (or the minimum quantity you are required to hold in your inventory);
- The factual status of the item (checked out, available, checked in, under maintenance, retired, and so on).

Trace Systematic Service

One of the best things about CMMS is that it allows businesses to maintain their operations ideally, which then keeps the business in the spotlight.

Maintaining the targeted company goal, be it producing goods or providing services, is of utmost importance. It increases the quality levels of the service, allows for faster responses, and enables better overall cooperation between departments.

By using CMMS, you will be able to manage your equipment via:

- Performing recurring checkups on a group of items;
- Determining the timeframe of the repeated action;
- Specifying start and end dates for seamless maintenance management.

Moreover, you can also set up a CMMS account to automatically send assets for maintenance after an item has been checked in. This action ensures that the equipment is in the best shape possible before its reinstated as part of your arsenal.

The consultation is all about you and your business

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Analyse Item Cost

Another perk of using preventive maintenance is that you are able to analyse the item cost, rather than just logging it in. Keeping track of recurring services and maintenance allows you to outline strategic and cost-efficient business decisions.

For instance, if a specific department goes through spare parts faster than the agreed time frame, you would need to make sure that the members of the department are performing their duties properly. Employees in said departments should be carefully placing equipment into maintenance, and at regular intermissions, while properly using the resources at the same time.

Incorporated CMMS will help facility managers prevent additional costs and save time whilst also staying on top of maintenance and ensuring everything runs smoothly.

By integrating CMMS software, you will be able to automatically assign work orders, similar to calendar entries. At the same time, you will keep track of routine tasks like lubricating the machines or replacing batteries. You can also automate the work management process, based on the machine part condition.

CMMS can automatically place vehicle work orders into effect when a certain mileage point is reached. This is a particularly useful feature for companies involved in the construction and manufacturing industries.

Main Benefits of Using CMMS for Your Business

Minimise Downtime

Being able to reduce the downtime of a machine is of great importance when deadlines are in play. This is where preventive maintenance works its magic. According to research:

www.forbes.com/sites/forbestechcouncil/2022/02/22/unplanned-downtime-costs-more-than-you-think/?sh=6ae448b336f7

downtime costs can reach a staggering $22,000 per minute.

To help the case, CMMS software allows you to prevent unexpected machine mishaps and out-of-orders. You will be able to automate tasks for maintenance and prioritise pressing issues that will eventually save your company money and time. By implementing CMMS, your business will experience less downtime in more than one way, mainly by using data to ensure efficient scheduling. At the same time, CMMS will also curb any potential interruptions in the workflow.

All things considered, CMMS allows you to schedule maintenance time whilst under low-impact timeframes, or when particular equipment is not required. Implemented CMMS will also ensure that the appropriate personnel and replacement gear are available before an item is sent in for maintenance.

Boost the Control Over Inventory Management

Managing inventory is a meticulous task that requires time and coordination between everyone involved so as to ensure maximum effect. Being in a situation where the maintenance team has to wait for parts to arrive is both inefficient cost-wise and time-consuming as well.

When a certain spare part is still missing, the company workflow will suffer due to this unavailability. This issue can luckily be handled seamlessly by CMMS.

CMMS software features management and inventory control tools. These allow both facility and maintenance managers to be certain of the availability of vital parts whenever needed.
That way, companies are more in control of their inventory as well as the spare parts in the company's possession. As a result, this enables a smooth workflow without delays.

Boost the Control Over Inventory Management

CMMS's inventory management tools can help:

- Manage minimum and maximum inventory quantity limits;
- Deliver email alerts whenever there's a low level of inventory items;
- List details on the cost of the parts, and the vendors;
- Render purchase orders whenever needed;
- Tracking details on the cost and usability of the parts;
- Minimise theft risks.

CMMS allows tracking items from point A to point B while using inventory ID, as well as information on the category of the work order, the model of the equipment, and the vendor. This way, you will have the know-how of the inventory process and establish proper organization much faster.

Such a process works well for minimizing the chances of redundancy in equipment and parts.
Incorporating an inventory management system helps businesses - large, medium, and small - transport items across locations while minimizing the chances of overstocking or understocking.

What's more, inventory managers would be able to stay on top of the records related to inventory and equipment. This will help prevent a lack of expensive yet essential work equipment.

Evaluate Employee Performance

A well-encompassed CMMS will help both managers and owners determine the level of efficiency of its employees. In the absence of preventive maintenance software, it would be a challenge to measure the level of performance of an employee on a regular basis.

Most companies still rely on paperwork - employees are asked to fill out and store documents the old-fashioned way. Utilizing such a manual process can render an employee's performance inefficient. And as a result, it would be difficult to understand which work order has been assigned to whom, how long it took the employee to perform the task, and how well the employee performed.

CMMS helps managers cut back on hours of browsing through files and spreadsheets. With it, they can simply ask for an asset audit or possession verification and see whether the task has been completed or not.

Evaluate Employee Performance

Other than delivering first-hand insight into the performance of an employee, CMMS also allows managers to filter out any pending or completed work orders, and keep track of the metrics by using graphs and charts. Plus, managers can measure the levels of productivity, overtime entries, the incurrence of costs, date of service competition, and more. All of these aspects can be found under Maintenance History, plus, whoever utilises CMMS will have the option to take proper actions for challenging areas within the workspace.

Due to the preventive features of CMMS, users are able to get access to proper tools targeted at specific parts of equipment. The software allows modification or standardization of work order management. Not just that but managers can also alter the access options for everyone within the company, as to ensure that a team member is not using the available resources inefficiently.

Make Use of a Selection of Vendors

Using CMMS allows managers or business owners to get insight into the history of vendors they've collaborated with. They can also gather information on the frequency of purchases.
For example, a company that has placed several parts orders from the same vendor can see how often have they contacted the vendor for such purchases.

What's more, by using CMMS, companies gain an understanding of the frequency at which they make purchases for an item. A blessing in disguise is the fact that they can tell if the particular vendor is not the best option for them, especially if they had to buy the same part again and again.

Since quality is in question, it is time to switch vendors. CMMS allows you to generate vendor reports and includes details on the cost paid for the same vendor and the same part. The software will analyse the reports to deliver efficient maintenance management and scheduling.

CMMS helps companies choose between a selection of vendors, and choose a favourite based on the quality of service and their purchase costs.

Main Benefits of Using CMMS for Your Business

Elevate Compliance and Safety Levels

If a company's working equipment has not been properly and promptly maintained, it can easily pose a threat to the employees' safety. At the same time, this also increases the risk of the company not being compliant with the imposed safety regulations.

All this can lead to serious and life-threatening accidents at the workplace. Plus, failing to comply with safety rules and regulations can include hefty fines for the company. Utilizing a CMMS can be of great help in hindering mishaps of the sort, mainly by keeping the equipment in superb working condition.

Thanks to CMMS, your company will abide by all safety requirements imposed by authorities.
It will also make sure that every piece of the equipment used is apt for use. Besides ensuring safety and compliance, CMMS also saves companies a lot of time and paperwork while performing audits. With such software, you can generate reports that focus on maintenance procedures. This will both ensure compliance and keep your business safe from liabilities.

Another perk of using CMMS to ensure equipment maintenance is the fact that such software performs automatic updates. So, you won't be required to do this manually. On top of that, you will always have the latest version of the software without worrying your business is missing out on key features.

Although using CMMS for proper equipment maintenance is the best thing you can do for your business, going the wrong way about it can do more harm than good.

Have a look at what to avoid when using CMMS.

Only Investing in Reactive Maintenence

If you have invested in CMMS software and use it only for reactive maintenance, know that you are actually wasting your investment. In other words, you are not just throwing away money but also shortening the lifespan of the equipment.

The thing about reactive maintenance is that it puts enormous pressure on technicians to do everything they can to have the item up and running. Other than straining the techies, reactive management will also affect other departments, such as delivery.

One way to bypass this scenario is to use CMMS software for preventive maintenance, and deal with the issue before it even becomes one.

Unprofessional Handling

CMMS is a valuable asset, and as such, it should be handled with the utmost care.
Using CMMS means checking all the boxes for proper data input first. For instance, not remembering to enter all necessary information in the software can result in wrongful executions.

In that regard, CMMS might suggest inappropriate measures that might render the equipment not suitable for work.

You can avoid making this potentially huge mistake by updating the software with relevant, up-to-date information about every aspect of your business related to CMMS. Unless you do so, the software will be incapacitated to deliver the functionalities expected of it, and you'll be wasting money once again.

Making Uneducated Compromises

If you have invested in CMMS software, neglecting its implementation or delivering proper employee training can affect the overall functionality and performance of the software.

Such a scenario is probably the most obvious one among corporations using CMMS. To make sure this does not happen to you, make sure you train your employees on how to work the software and don't compromise on big issues like this one.

CMMS Software for Your Business

Every company that requires frequent maintenance and compliance with safety rules and regulations should incorporate CMMS into their work environment.

From prolonging the longevity of the working equipment to tracing systematic services and performing employee evaluations, a well-rounded CMMS is the perfect money-saving asset for businesses of all sizes.

Any goal-oriented business looking to minimise costs and downtime while increasing the chances for profit and efficiency can make great use of CMMS. Trust a CMMS software to manage your business from all angles - maintenance, performance, and inventory issues.

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Manage any number of sites, properties and assets.

Collabit's CMMS Solution can manage any number of sites, properties and assets. Each location has a screen to manage any information needed. Including a complete register of locations at that site (buildings, floors, rooms and areas) and Assets.

The asset register allows you to store any type of asset you wish. This could be anything from a significant piece of equipment down to a light bulb.

The system has a powerful form designer that gives our clients the ability to create jobs in whatever design they wish. This will give a guide of what work needs to be carried out and what information is then recorded on the assets.
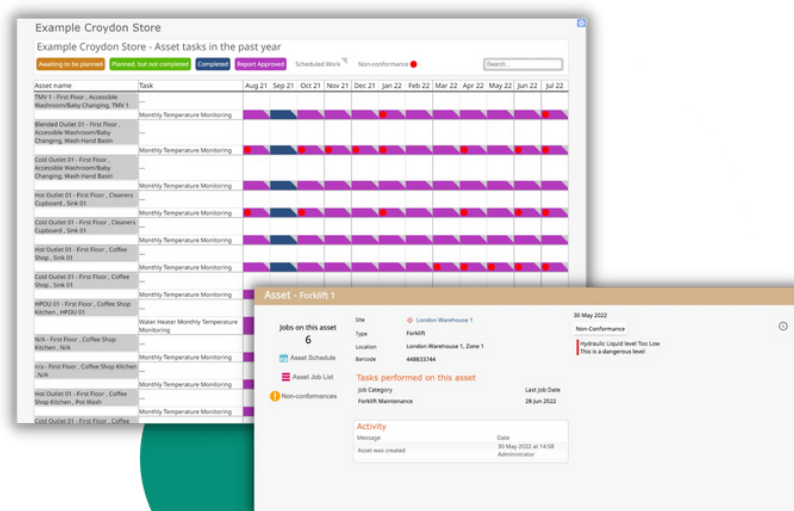
Asset and location management

Collabit creates an asset register for every single site you carry out jobs on. This shows all the locations (floors, rooms etc) on a site as well as what assets are located in them.
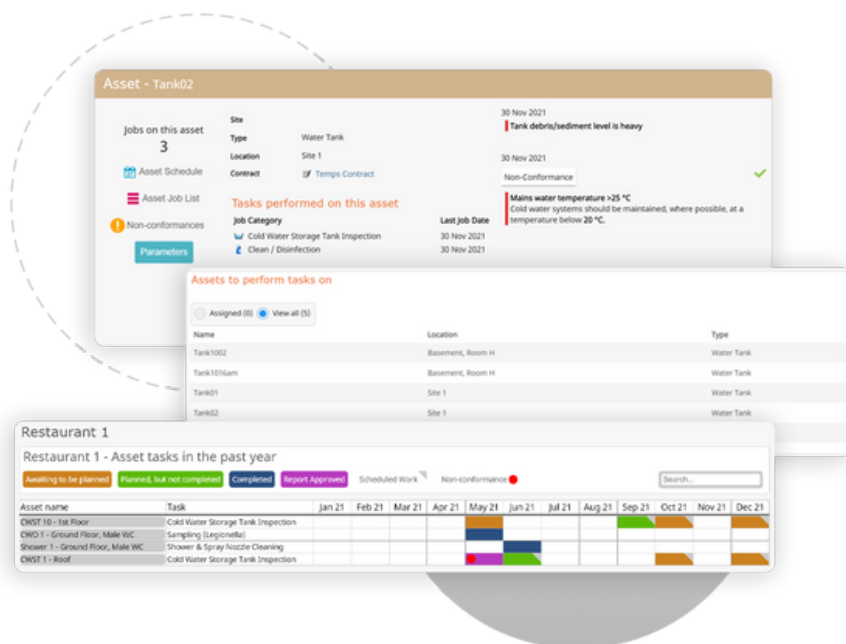
Resource Planning

Use Collabit to plan all the jobs that are due either from schedules created from closed sales opportunities or from remedial works that have been discovered within jobs.

- Plan jobs in a calendar view or a map planner view;
- Filter jobs to plan based on tags, engineers skills, jobs types etc;
- Automatically groups all jobs that are due over the planning period into site locations to be completed in one visit;
- Uses Google Drivetime and time taken to complete works to plan the perfect work day for an engineer;
- Report on jobs that are overdue, planned, completed and invoiced.

Easy planning of jobs and totally mobile

Once you have a set of schedules for a site, jobs can be planned onto a mobile device to be completed by onsite users. You can auto assign these jobs straight to an onsite workers mobile device or plan the jobs to each engineer on the calendar.

There are dashboards to show you the total number of jobs that are due to be planned each month and how many have been unplanned, planned or completed.

Set up agreements and work orders for the contractors

Collabit CMMS Platform has a full contractor management system within it. This will allow you to set up agreements and work orders for the contractors. Set the tasks and assets that you are assigning to the contractor. The system will then track these contractor jobs with a due and expiry date. You will be able to use a dashboard to show when these jobs are ready to be planned.

Suggest dates/times to the contractors who then agree or suggest other times. Once agreed you can see all jobs on a calendar. The contractors are given a portal to log in online and manage the jobs they have been assigned.

They can use the portal to say they have completed the jobs and load in their own worksheets. You can then confirm they have covered all assets that were assigned to that job and make a new job if a revisit is required. Can track if a contractor job has been fully completed before their invoices are paid.

Create issue tickets

Collabit has a ticketing system that allows your staff or partners to login and create issue tickets. These tickets can then be managed in a dashboard that will allow your team to communicate with the ticket creator and generate jobs off of them.

This is useful for people to report issues with assets and for you to understand more about these issues before you send somebody to fix the issues.
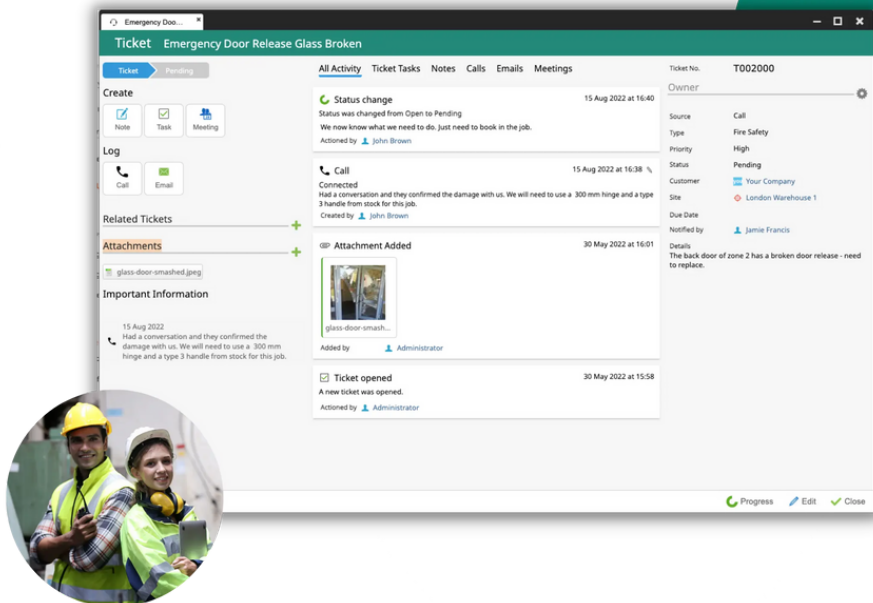
SFG20 and OEM Guidelines

Collabit can create job sheets from rule sets such as SFG20 or recommended manufacturer guidelines. This information is used to set the questions that are answered on jobs, guide times and frequency of schedules.

If a piece of equipment is still under warranty the system will track this expiry date and can also be used to prove that issues lie in the hands of the manufacturer.

Onsite works and reports

Once a job is created on the system and planned then the mobile workforce can locate the job and complete all works from the Collabit app (available on Android and Apple stores).

- Mobile app works offline. No need to worry about working in basements or being in remote areas with no signal;
- Reports are generated automatically based on the information collected in the field;
- Other data can be collected too - you can design the forms however you wish and choose which sections are for internal use or which ones go on the customer report;

More Features In This Solution

Resource Planning

Use Collabit to plan all the jobs that are due either from schedules created from closed sales opportunities or from remedial works that have been discovered within jobs.

Contract tracking and renewals

Contracts are a handy place that stores all of your agreements with customers so you can find all the information you need quickly and easily, plus they don't need any data entry or admin time spent on them.

Onsite works and reports

Once a job is created on the system and planned then the mobile workforce can locate the job and complete all works from the Collabit app (available on Android and Apple stores).

Asset and location management

Collabit creates an asset register for every single site you carry out jobs on. This shows all the locations (floors, rooms etc) on a site as well as what assets are located in them.

Manage customer queries and issues

Collabit includes a full helpdesk system, making it easy to provide high levels of customer service.

Finding the information you need when you need it

Keeping all of your company data in one system gives you huge benefits as well as being the 'go-to' place to find anything you need with no fuss.

Non-Conformance Management

Automatically ensure that all compliance issues have been logged and all customers are informed of what is recommended to resolve them.

Form Designer

A powerful form designer is built into the platform that can be used after minimal training that can be used to make job forms with endless possibilities.

Equipment tracking

Store and manage all of your company-wide inventory with Collabit Inventory manager.

Employee Skills, training and Certification tracking

Manage your employee's skills and certifications as well as any training requirements with the employee dashboard.

Dashboards and Management Reports

Managing your entire business has never been easier than when using the dashboards and reports in Collabit.

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WE DO EVERYTHING TO RESPOND TO THE NEEDS OF OUR CUSTOMERS.

Our job is to understand the needs of clients and provide them with the best product possible. We are constantly seeking to understand how we can be better, make better products and serve our clients even better.

Let's work together to provide you with amazing results!

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