MySaas
CMMS

Achieving Operational and Maintenance Excellence through BPA

by Ethan Liaw

Today's business world is evolving faster than ever before. Businesses are constantly exposed to challenges both internally and externally. With soaring operating cost and a tighter labor market, businesses are forced to adapt, be more efficient and receptive.

Business Process Automation

One of the strategies adopted by businesses to improve efficiency and to contain cost is through Business Process Automation (BPA). It is a technology-driven automation of processes to accomplish a specific function or task.

BPA is used to automates workflow and establish approval hierarchy. When integrated across departments or organizational units, BPA:

✓ Improve communications, productivity & customer satisfaction
✓ Lower cost due to human errors and inefficiency
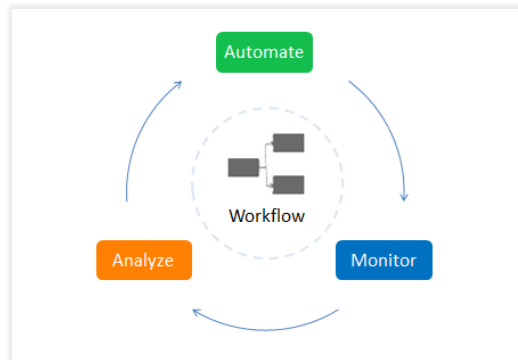✓ Provide true visibility and control of the business

Why CMMS?

Computerized Maintenance Management System (CMMS) is a software that manage and track maintenance activities such as scheduled maintenance, work orders, parts usage, purchasing and projects.
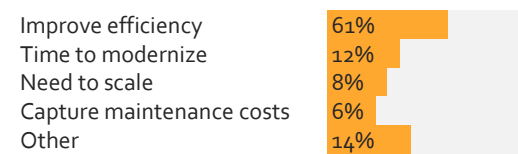
CMMS makes assignment, scheduling and reporting easy. It provides a greater transparency and control while working with a maintenance team. Whether you are a service provider or a facility manager, CMMS ensures that all jobs and tasks are properly executed and tracked.
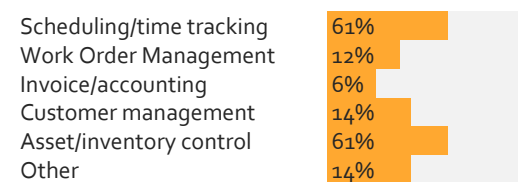
When implemented properly, CMMS helps:

✓ Improve machine availability and reliability by reducing downtime and repairs.
✓ Improve operational efficiency.
✓ Reduce capital costs and asset-related operating costs
✓ Extend asset life and reduce cost of ownership

Improve efficiency	61%
Time to modernize	12%
Need to scale	8%
Capture maintenance costs	6%
Other	14%

Scheduling/time tracking	61%
Work Order Management	12%
Invoice/accounting	6%
Customer management	14%
Asset/inventory control	61%
Other	14%

One Integrated Solution

There is an abundance of business software in the market but unlike any other business management software, MySaas Business Suite allows you to manage all your critical business operations and maintenance work in a single integrated business solution.

MySaas integrated

It is a cost effective solution with a fast time to value.

MySaas CMMS

With MySaas CMMS,

MySaas FSM runs on the cloud, providing instant, real-time access to work order information anywhere, anytime. With MySaas FSM, you can:

Create, submit, approve, track, and manage work orders in real-time

Receive work notification and alerts via E-mail or SMS.

PM Planning and auto-scheduling of work order on due dates

Maintain equipment data, service history and costs

Configurable workflows to match your business needs.

Improve operational efficiencies and customer satisfaction

Automated Scheduled Maintenance

Shifting focus to planned maintenance leads to less downtime and less disruption, making keeping track of scheduled maintenance critical. Rather than trying to rely on memory, the CMMS will automatically notify the facility manager when systems require servicing.

Guest Request Portal

With no CMMS in place, chances are you are knee deep in a repair when a call comes through for some unimportant issue. One of the best-loved features of a CMMS is the work request portal where unregistered users can log work requests when something needs to be repaired. The facility manager can then review the requests in his/her own time and assign the jobs based on priority.

This is ideal for organizations with a large number of employees such as schools, office buildings, or manufacturing plants. When the work request is closed, the system automatically notifies the guest that their work request has been completed.

Accessible Asset History

It is impossible to rely on human memory so a CMMS details what work has been completed on a system in the past. Each asset has its own unique record that details parts used, labor hours spent, reliability, and downtime. By tracking maintenance activities in a CMMS, when employees leave, this knowledge does not leave with them. This information remains in the CMMS and can be useful as a reference when new employees are troubleshooting the breakdown. It reduces the time lag needed to get the new employee fully up to speed.

Quick Reporting & Analysis

Data can be pulled quickly and effortlessly from the CMMS for analysis. The data can help identify chronic equipment problems and unacceptable levels of downtime so solutions such as regular inspections, preventive maintenance, or spare parts can be put in place to proactively reduce downtime going forward.

Easy to Track Costs

As parts, labor, and other miscellaneous expenses are logged when maintenance work orders are being completed, the CMMS becomes a central database for all maintenance related expenses. Rather than trolling through receipts and dockets at the end of a year, the facilities manager can simply run a costing report in the CMMS to see where the budget was spent.

Purchasing

Most CMMS systems come with a purchasing module where purchased parts and supplies can be tracked in one system, ensuring no duplicate purchases and excess parts. The purchase records also help the facility manager quickly reorder the part when it is required again.

Instant Notifications

Real time alerts can be sent from building control-monitoring systems through the CMMS when operating limits are breached. If alarms spike, the CMMS triggers corrective maintenance and notifies the facilities manager immediately so they can initiate a proactive inspection before the issue develops into something more serious.

Audit & Compliance

MySaas CMMS can help an organization become more safety compliant in a number of ways. Safety procedures can be included on all job plans ensuring technicians are aware of the risks. Safety checks, such fire equipment inspections, can be scheduled and tracked in the CMMS ensuring the organization is compliant and ready for those audits.

A CMMS is a useful tool to help facilities managers get more organized by reducing the dependence on memory and by automating many mundane daily activities. The CMMS will help facilities managers free up additional time to focus on improving reliability and reducing maintenance related expenses further. It makes facilities management more efficient and more effective, reducing costs and delivering additional revenue to an organization's bottom line.