Why do I Need Cloud-Based CMMS/EAM Software?

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To counter economic uncertainty, more companies are taking a strategic approach to asset life-cycle management. There are a number of reasons why:

Shareholders and boards have a responsibility to manage lifecycle costs. Constant demands to do more with less are driving higher standards for efficiency, productivity, and performance, yet take away from the very efficiencies they aim for. Regulatory agencies are pushing for tighter controls and greater accountability across a wide range of industries. Most important, retiring maintenance workers who are leaving a significant maintenance knowledge gap behind when they go. One way to manage these issues is a well-implemented maintenance management system commonly termed as a CMMS or EAM system.

If you're in the market to buy or upgrade a CMMS/EAM product or service, here are some things to consider:

Think "Big Picture"

Look for software that offers flexible, integrated solutions that can meet your needs now and in the future. Even a one-building factory may want to manage the unique needs of multiple departments or be able to generate custom reports to different levels of the company. The maintenance needs of an organization can change quickly due to company growth, acquisitions/mergers, or even weather emergencies.

Ask if the software can integrate with Building Automation Systems (BAS), Enterprise resource management (ERP), Accounting, Purchasing systems? Integrating asset maintenance and building control data can control costs, minimize downtime, and maximize efficiency throughout the asset lifecycle. A CMMS/EAM with an Alarm Interface will automatically generate work orders based on conditions or runtime values. The trend today is to provide actionable data from many sources; weather, occupancy, electrical, water, and gas usage to name a few.

If you have more than one location, an Enterprise Asset Management (EAM) solution with multi-location capabilities lets you track assets around the world from a single database while keeping the data segregated for those at each location.

Manage Maintenance and Scheduling

What's your maintenance strategy? From "run to failure" to reliability-centered maintenance, each organization has to evaluate the cost/benefit of maintaining each asset. Without solid history data, the evaluation of each asset is based only a guess. Your CMMS/EAM system should offer unlimited numbers of schedules and cycles so you can maximize returns and minimize risks over the life cycle of

every asset in your organization and move from fire-fighting to predictive maintenance.

Consider Web-based Applications

Web-based applications allow you to share maintenance information from anywhere in the world. Because the application runs on a web-server, at your facility, or at the software provider's location, you have control over performance, integration, and security.
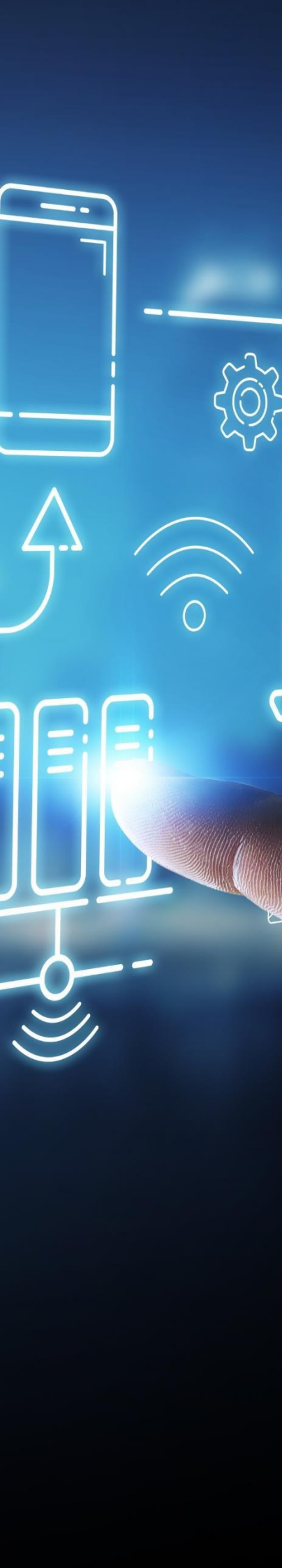
Another trend is Software as a Service (SaaS). There's no software to purchase. You pay a fixed monthly fee to access the software while the software provider performs all updates and maintenance as well as daily backups, freeing up your IT department.

Take Your Maintenance Mobile

Mobile technology has changed the way companies manage their assets and maintenance needs. Mobile systems allow for creation and closing of work orders using a Smart Phone or a Tablet. Would you benefit from fixed or mobile asset tracking with Radio Frequency Identification (RFID)? For asset-intensive organizations, it's critical to keep track of assets as they move from place to place, not only for cost controls, but to be able to find them if they are recalled or need regular service to stay within certified standards.

Adopt "Best Practice" Methodologies

The smart use of asset data will drive operational planning and long-range strategy decisions at all levels in an organization. The best CMMS/EAM solutions offer key performance indicators (KPI's) and easy-to-use dashboards that

highlight critical asset information. From the dashboard, you can track potential problems, monitor trends, and make corrective changes to asset maintenance schedules. Asset analytics and reporting can help your organization continually improve its asset management policies and procedures.

Improve Risk Management

Data security is a growing risk management issue. Sensitive industries such as healthcare, education, government, pharmaceutical or food processing must have sophisticated data monitoring and security measures in place. If your organization falls into this category, you need audit trail capability that can track user login and logout activity, as well as any changes to the database. Audit trail functionality aids in government compliance or any regulatory agency reporting requirements. The system should also be able to interface to Active Directory if it is used by the organization.

MMX, Eagle Technology's new Web-based CMMS/EAM software is a costeffective maintenance management solution for any size organization. MMX addresses the needs of facilities and manufacturing plants with robust work order management and customized reporting capabilities. Available for rent as SaaS or for purchase, MMX has a multilanguage and global currency feature, allowing you to manage multiple locations from a single database. Optional modules like MMX Mobile, RFID, Alarm Interface, and Audit Trail give you additional features and benefits to further improve the efficiency and effectiveness of your maintenance programs.

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