

CLIENT SUCCESS STORY



AT A GLANCE

CLIENT

City of Kingston

CHALLENGES

- Incomplete equipment inventory within its Maximo Computerized Maintenance Management System (CMMS)
- Lack of knowledge regarding preventative maintenance tasks that should be completed on equipment
- Limited internal resources to address either of the above challenges within a timely manner.

RESULTS

- PM schedules for each piece of equipment developed and integrated with Maximo to allow for automated work order creation
- Internal staff training on keeping the inventory dataset up-to-date as equipment is repair and replaced

BACKGROUND

The City manages a wide range of assets to provide the essential services to the Kingston community. Assets include administration buildings, maintenance and service buildings, community centres, etc. Some of the buildings date back to the mid to late 1800s, and are designated as historical buildings. To provide the level and quality of services expected by the community, in 2019 the City embarked on an ambitious program to create an effective asset management plan.

PROCESS

The first stage of the program was to select what equipment would be inventoried and tagged, as well as what specific information would be collected for the equipment. The creation of York's desired dataset laid the foundation for the entire program. Working closely with York, Roth IAMS tailored our data collection tools so that exports would be easily imported into Maximo, based on York's unique configuration.

With a detailed desired dataset, and hand-held tools (SLAM Equip) configured to gather the data, Roth IAMS set out complete inventory of over 100 buildings, totalling over 10 Million sq. ft. of buildings. Resilient asset tags, with unique barcodes were applied to each piece of equipment to make them easy to locate, and hard to remove. Over the course of the next 18 months the Roth IAMS team applied over 18,000 unique asset tags.

Using a detailed PM task list (enabled by SLAM Prevent), developed by Roth IAMS, the equipment inventory data was matched with specific PM tasks including description, frequency, recommended staff, estimated duration and a list of associated consumables. Tens of thousands of individual tasks associated with the tagged equipment were uploaded into Maximo to allow for the activation of the PM program.

OUTCOME

Finally in possession of a detailed and accurate inventory of its equipment, Kingston has been able to create an accurate inventory within its Maximo CMMS system. This inventory not only supports Kingston's PM program, but it also makes tracking Demand Maintenance more effective as the work orders can now be assigned to specific pieces of equipment.