

Simplifying Facility Asset Management, A to Z with Maximo

Doing the right work, at the right time, for the right cost to deliver a "VIP" experience for all

West Mountain Maximo Users Group
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Who are your VIPs?

- Museums – Patrons, Guests
- Resort/Hotel – Guests
- School Districts – Kids, Teachers
- Universities – Students, Faculty
- Sports Venues/Stadiums - Fans
- Public Buildings – Tenants, Citizens
- Retail – Shoppers
- Utilities – Residents, Businesses, the Public
- Who else?



What do your VIPs deserve?

- **Clean, comfortable spaces/rooms/offices/classrooms.**
- **Proper ventilation & temperature.**
- **Pleasant lighting and environment.**
- **Updated furniture; working appliances.**
- **Hygienic restrooms & functioning fixtures.**
- **Reliable water, electricity, plumbing, heating/cooling, internet.**
- **Safety and Security.**
- **Everything in good working order, quick response when things happen!**



What detracts from the VIP experience?

- Leaking roofs & plumbing.
- Environment too hot or cold, broken HVAC.
- Faulty utilities, inadequate electric service, spotty internet.
- Restrooms, pool, spa, playground, cafeteria, amenities out of order.
- Backed up plumbing, water fixtures not working.
- Entire buildings, sections of buildings off limits.
- Crumbling walkways, stucco, peeling paint/wall coverings.
- Construction disruptions and noise.

and more....



How can we ensure a great experience using Maximo?

- 1. Prevent failures so they don't impact our VIPs.**
- 2. Catch issues before they disrupt their experience.**
- 3. Simplify reporting of problems when they do happen, Respond quickly & Resolve immediately**
- 4. Err on the side of Reliability, even if it may cost a little more.**
- 5. Facility Lifecycle Management & Capital Planning**

Prevent failures so they don't impact our VIPs.

Focus on common
& high impact
problems



Configure Maximo
PMs, Job Plans

Execute the Work
behind the scenes



Catch issues before they disrupt their experience.

**Inspections,
Sensors/IoT**



IBM Maximo Asset Management Submit a Service Request

[Back](#) Issue Details Submit

Select a subcategory

 HVAC	 Electrical
 Plumbing	 Roofing
 Interior Finishes/Paint	 Interior Partitions/Door s/Fittings

Who is the request for?
MAXADMIN

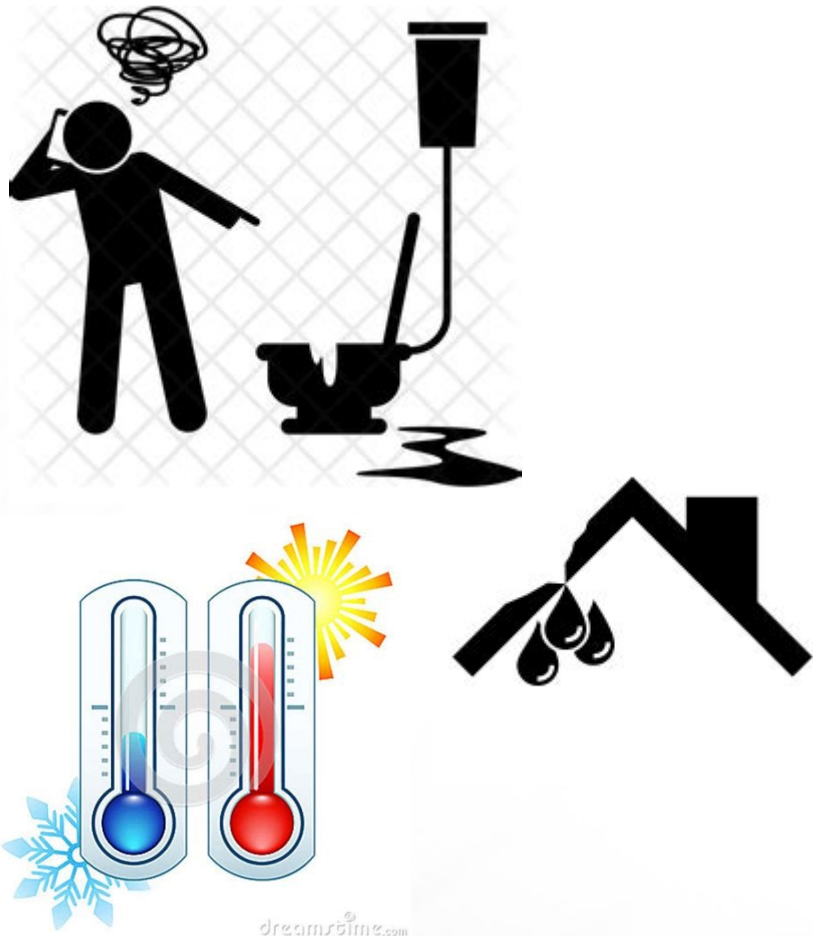
Category:
Building Issues

**Submit a Service
Request, Maximo CdM**

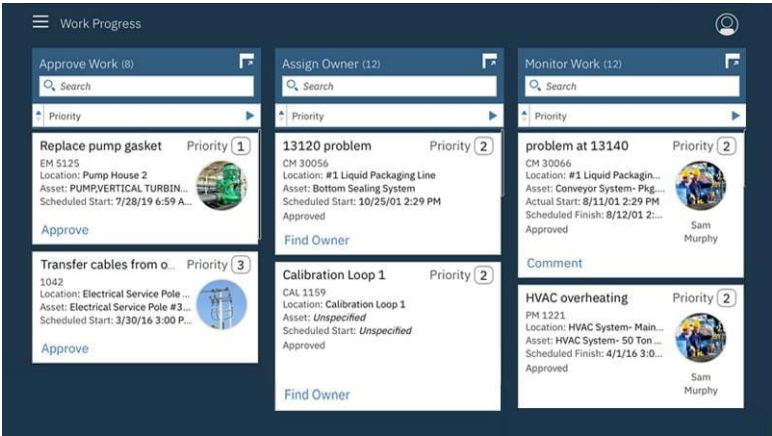
**Execute the Work
behind the scenes**



Simplify reporting of problems when they do happen, Respond quickly & Resolve immediately



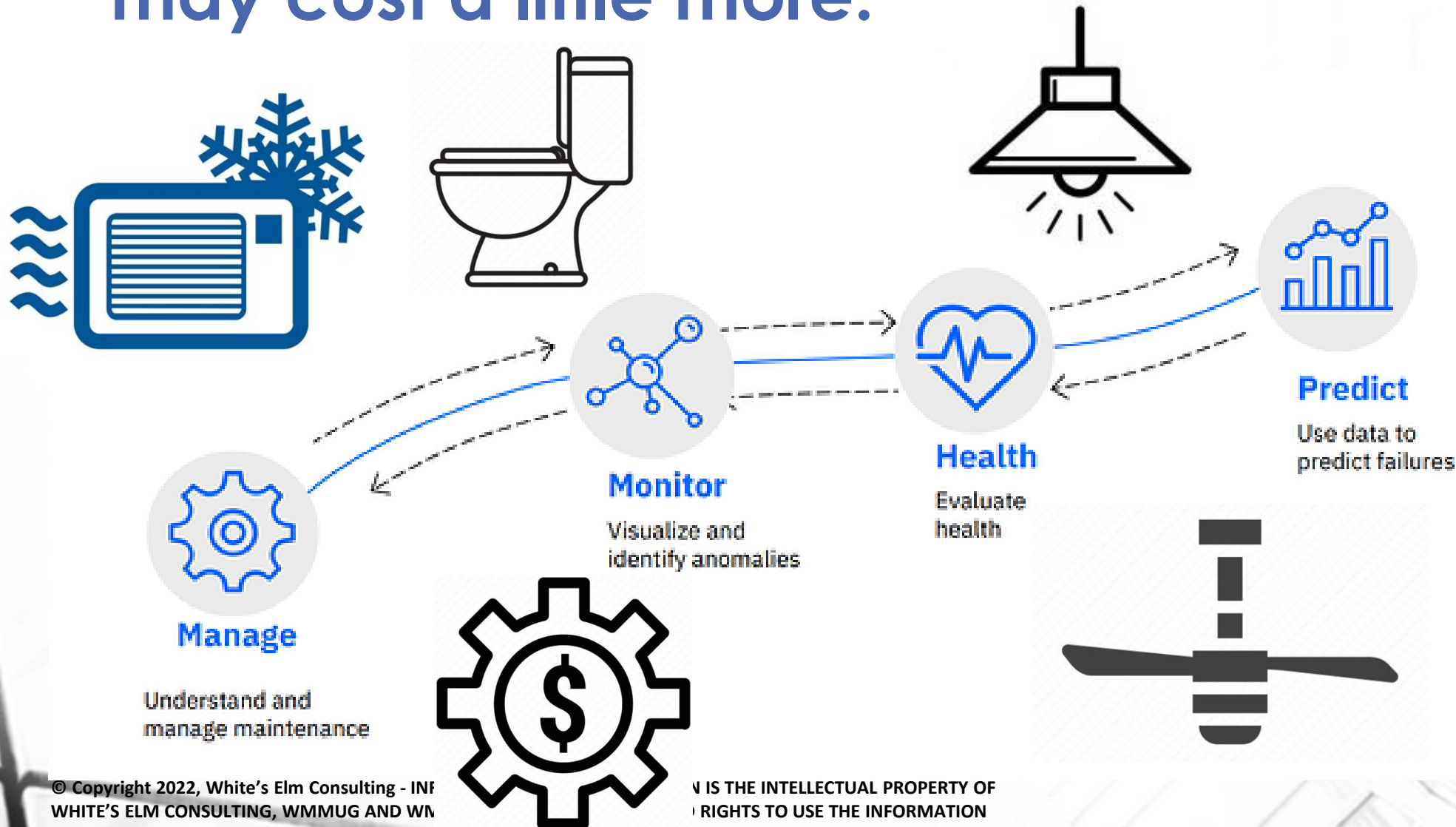
Service Request to
report items that
need attention,
create Work Order.



Dispatch
Maintenance to
Resolve



Err on the side of Reliability even if it may cost a little more.



Facility Asset Lifecycle Management & Capital Planning...in Maximo

R&M Backlog vs Deferred Maintenance

R&M Backlog

\$382M – 2012 R&M Backlog
\$293M – 2017 R&M Backlog
\$868M – 2018 R&M Backlog
\$973M – 2020 R&M Backlog
\$1.4B – 2021 R&M Backlog



\$1.4B

Deferred Maintenance



\$188M – CRITICAL AC Deferred Maintenance



\$94M – CRITICAL Sewer Deferred Maintenance



\$158M – CRITICAL Water Deferred Maintenance



\$138M – CRITICAL Electrical Deferred Maintenance



\$200M – CRITICAL Roofing Deferred Maintenance



\$778M



Facilities Asset Management (FAM) Best Practices & Objectives

Question/Objective	How to make it happen?
What assets/facilities do we own/sustain and what information is necessary?	Building List, Location/Asset Registry, Facility Inventory, Facility Data
Which assets/facilities/buildings are critical?	Risk ranking, criticality, condition index, and prioritization, HI FIT
What are the current state of the assets/facilities?	Building/Facility Profile, Facility Condition/Needs Assessments, deficiencies, A&E Needs Assessments/Surveys
What work needs to be done now? next? in the future?	Maintenance Work Orders, Deficiencies, Projects, Project Lists, Work Plans
What is the Status of current work?	Maximo Master Project Database, Enterprise Project Reporting & Tracking
What is the required level of service/performance?	Asset/facility lifecycle management plans
What are the best sustainment strategies?	Maintenance and operations plans, preventive maint.
What are the best investment strategies?	Capital improvement plans, maintenance & operations budgeting, repair/replacement planning
What is the best long-term funding & Operations/Maintenance strategy?	Lifecycle replacement and expansion plans, asset/facility & system useful life forecasting, funding & budgeting projections



ORANGE is Facilities Info, **BLUE** is Criticality & Condition Assessments (later), **GREEN** is Projects

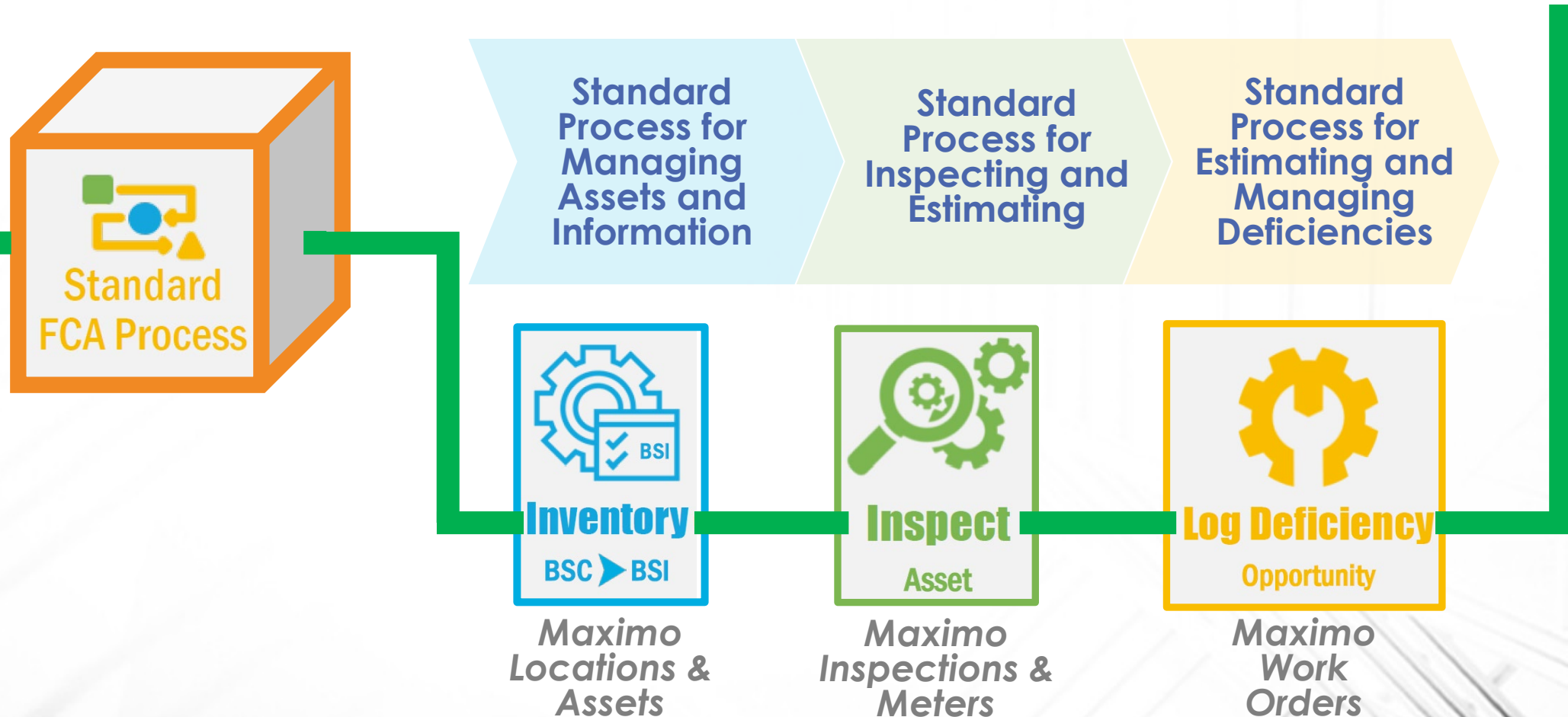
The Enterprise Facility and Asset Management Platform



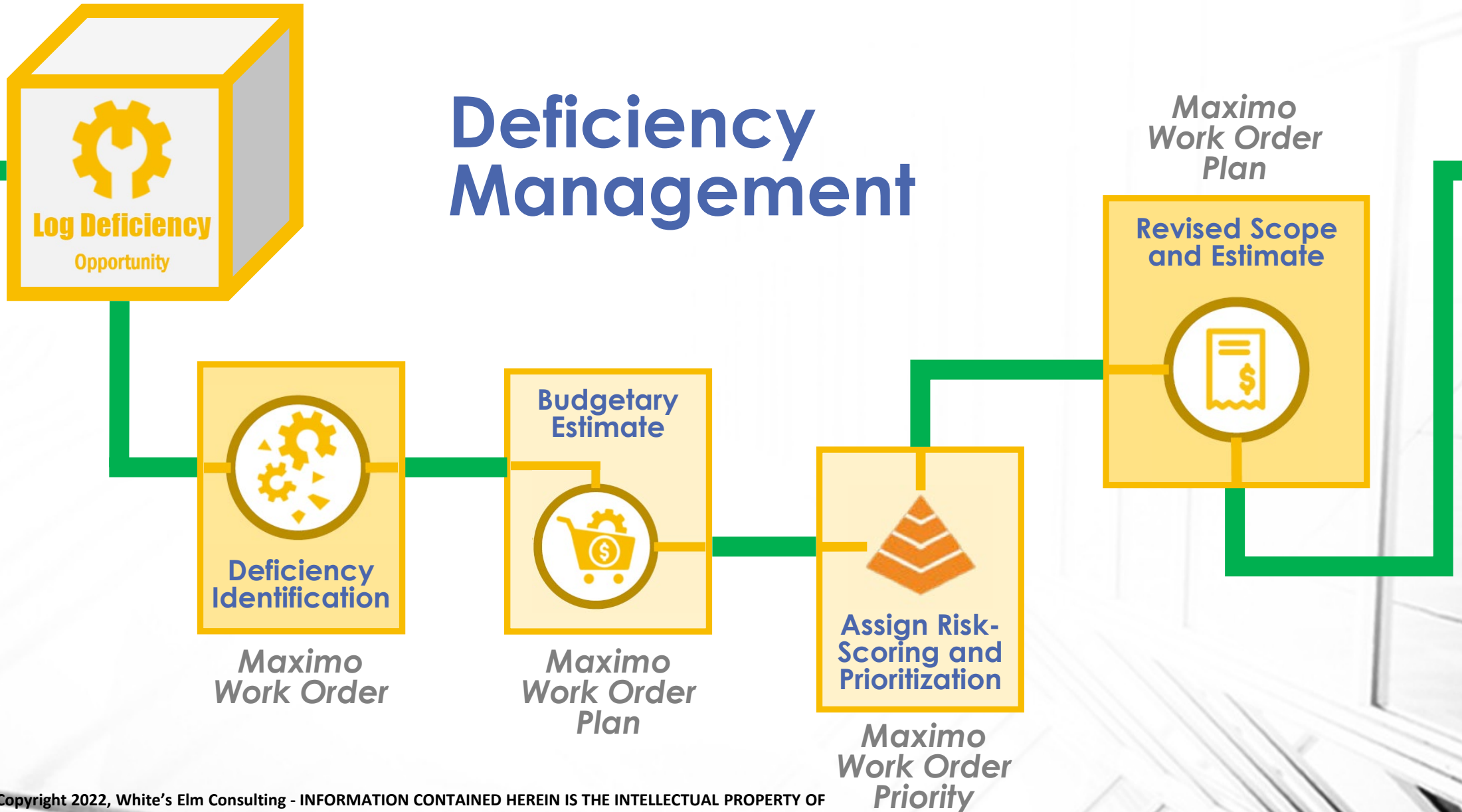
Facility Asset Inventory



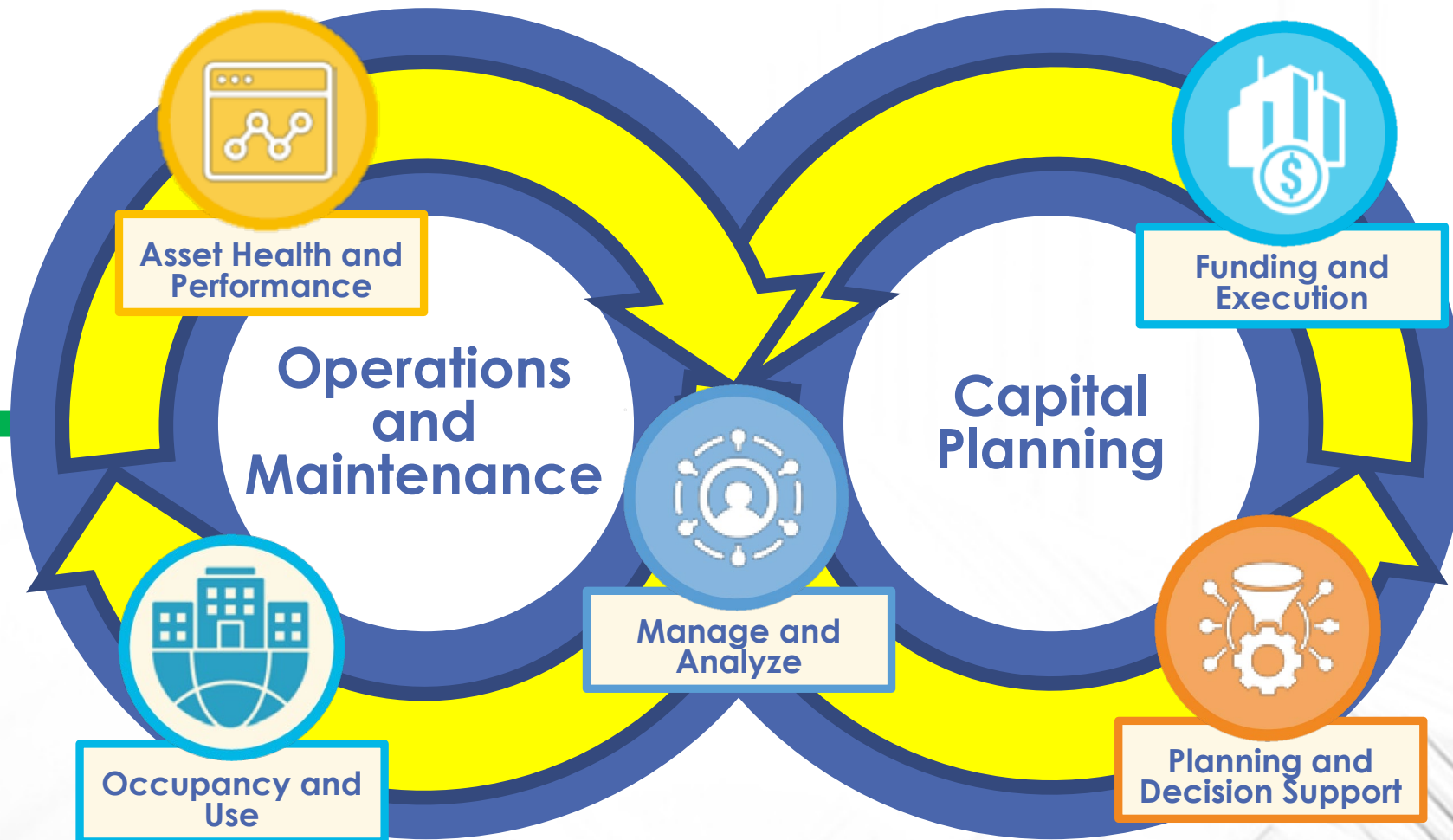
Facility Condition Assessment



Deficiency Management



Facility Lifecycle Planning and Continuous Improvement





Maximo FAM “Master Projects Database” is THE repository for facility assets, routine maintenance, repairs and deferred maintenance projects.



Critical

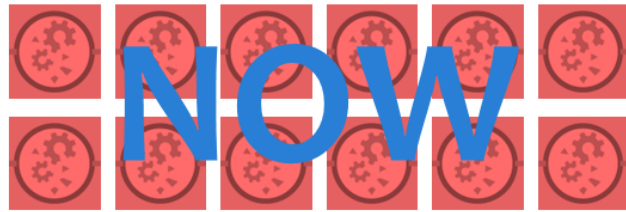


Necessary



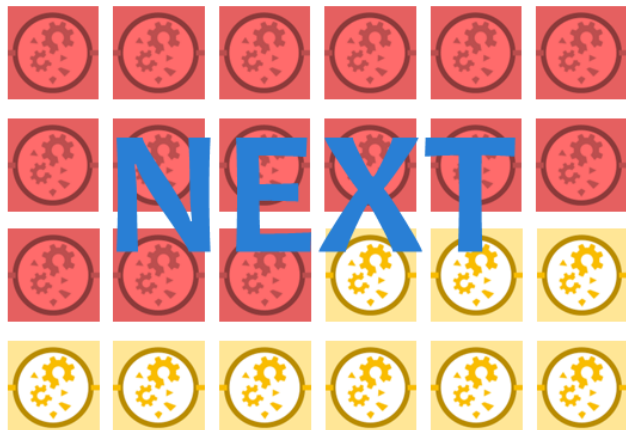
Routine

CURRENT ACTIVE PROJECTS



NOW

DEFERRED PROJECTS



NEXT

FUTURE PROJECTS

- *Instructional Needs*
- *Capacity Needs*
- *Age/Condition*
- *Real Estate/Space*
- *Legislative*



LATER

HVAC PROJECTS

ROOFING PROJECTS

PLUMBING/SEWER
PROJECTS

ELECTRICAL PROJECTS

STRUCTURAL/CIVIL
PROJECTS

FIRE ALARM/SYSTEM
PROJECTS

GROUNDS & PAVING
PROJECTS

FLOORING PROJECTS

PAINTING PROJECTS

Maximo Master Facilities Project and Asset Management Database

List	Project	JOC Details	JOC Projects	Plans	Log	Actuals	Related Records	Specifications	Assignments	Safety Plan	Failure Reporting
Advanced Search Save Query Bookmarks											
Facilities Projects Filter 1 - 20 of 62											
Project ID/WO #	Project/Work Description	School/Building Description	DOE Job #	Job Status	Work Type	WO Status	Owner Group	Estimated Service Cost			
1973760	Various Schools, Statewide GEMS AC Efficiency Replacement - Windward District - Package 1	COMPLEX-CASTLE	R61000-18	8 POST CONSTRUCTION	PROJECT	REQUEST	B&K	989,495.00			
1973763	Various Schools, Statewide GEMS AC Efficiency Replacement - Roosevelt Complex - Package 2	COMPLEX-ROOSEVELT	R61001-18	6 AWARDED	PROJECT	REQUEST	B&K	653,617.00			
1973764	Kapolei High School - AC Efficiency Replacement	KAPOLEI HIGH	R82214-20	4 BID READY	PROJECT	REQUEST	B&K	3,829,000.00			
1973765	Kapolei High School - AC Efficiency Replacement	KAPOLEI HIGH		2 DESIGN	PROJECT	REQUEST	B&K	3,170,000.00			
1973774	Kapolei Middle School - AC Efficiency Replacement	KAPOLEI MIDDLE	R82215-20	4 BID READY	PROJECT	REQUEST	B&K	1,384,000.00			
1973775	Kapolei Middle School - AC Efficiency Replacement	KAPOLEI MIDDLE		2 DESIGN	PROJECT	REQUEST	B&K	1,330,000.00			
1973776	Mililani High School - AC Efficiency Replacement	MILILANI HIGH	R73209-20	6 AWARDED	PROJECT	REQUEST	B&K	20,000.00			
1973777	Mililani Middle School - AC Efficiency Replacement	MILILANI MIDDLE	R73210-20	4 BID READY	PROJECT	REQUEST	B&K	1,428,750.00			
1973778	Waialua Elementary School - AC Efficiency Replacement	WAIALAE ELEM PCS	R76211-20	4 BID READY	PROJECT	REQUEST	B&K	60,000.00			
1973779	Mililani Mauka Elementary School - AC Efficiency Replacement	MILILANI MAUKA ELEM	R73200-20	6 AWARDED	PROJECT	REQUEST	B&K	3,005,175.00			
1973780	Holomua Elementary School - AC Efficiency Replacement	HOLOMUA ELEM	R81201-20	6 AWARDED	PROJECT	REQUEST	B&K	3,474,750.00			
1973781	Kapolei Elementary School - AC Efficiency Replacement	KAPOLEI ELEM	R82216-20	4 BID READY	PROJECT	REQUEST	B&K	970,000.00			
1973782	Makakilo Elementary School - AC Efficiency Replacement	MAKAKILO ELEM BLDG H	R82217-20	6 AWARDED	PROJECT	REQUEST	B&K	400,000.00			
1973783	Mali Elementary School - AC Efficiency Replacement	MAILI ELEM	R85218-20	2 DESIGN	PROJECT	REQUEST	B&K	2,360,000.00			
1973784	Mali Elementary School - AC Efficiency Replacement and Electrical Upgrade	MAILI ELEM	R85231-20	2 DESIGN	PROJECT	REQUEST	B&K	1,890,000.00			
1973785	Various Schools Statewide - GEMS AC Efficiency Replacement - Kaahumanu Elementary School, Kaiulani Elementary School, McKinley High School -	COMPLEX-MCKINLEY	R61008-18	8 POST CONSTRUCTION	PROJECT	REQUEST	B&K	1,419,839.00			

ENTERPRISE TECHNOLOGY ARCHITECTURE for FAM (Facility Asset Management)



THANK YOU

Q & A

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