



CONSULTING
TECHNOLOGY
INNOVATION

Relationship between EAM Systems (Enterprise Asset Management) and Maintenance Management

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Introduction

To ensure the quality of products and services, as well as to keep the Company in the right levels of competition, its necessary to maintain adequate operation standards. These must enforce taking all the needed actions to ensure that the facilities meet the conditions required for an optimal operation.

The Maintenance Department is the responsible for meeting these conditions, where several factors are combined: labor, knowledge, capital, energy, stock and tools, in such a way that decision taking process involves handling large amounts of information that allows knowing the status of work orders, evaluate equipment performance, calculate action costs and assesing the risks among other things.



Evolution of Maintenance Management

Maintenance management is dynamically and permanently evolving. The process involves being in line with recent technologic developments and aware of the challenges for industrial, commercial, agricultural and services sectors. These are associated with a constant need for optimising efficiency and efficacy in the production of goods, service delivery and quality improvement.

This tendency has a direct impact over maintenance management, leading to an evolutionary process around the development of new maintenance techniques and strategies, which are not only focused on equipment intervention. It has generated a complete management process that balances the managerial, technical and operative works of the Maintenance department from a well established systematic and managerial perspective.



Evolution of Maintenance Management

There are dozens of maintenance concepts and techniques currently, and within that constant dynamics, more and more approaches appear every day. This may include:

- Condition monitoring
- Experts' systems
- Risk management analysis
- Failure mode and effects analysis
- Reliability analysis



Evolution of Maintenance Management

All of it demands the application of a maintenance process that through the use of informatic tools, can help on decision-making, by providing information in regards to technical and economical aspects, maintenance programs, labor balance, equipment-condition diagnosis as well as performance and failure analysis.

Maintenance department is not a stranger to the process of information technology and telecommunications massification, since those are means needed to achieve it's goals.



Maintenance



EAM Systems

A maintenance information system is much more than just software: it is a complete management methodology that allows companies to obtain results in regards to:

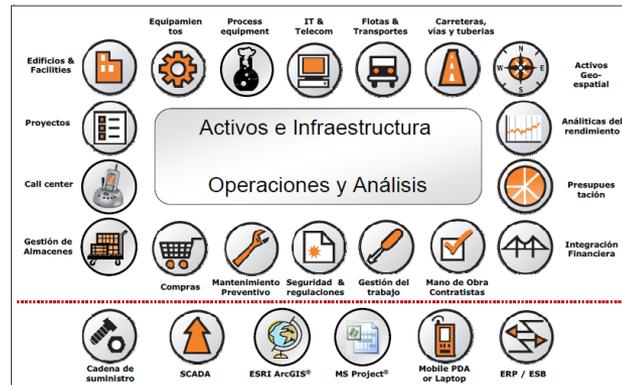
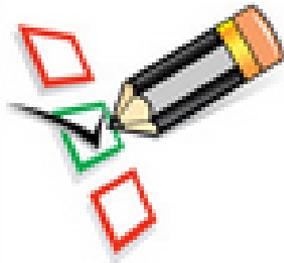
- Defining optimal processes.
- Procedure standardisation.
- Event analysis.
- Costing knowledge.
- Management indicators.



EAM Systems

High-level maintenance management software systems (EAM: Enterprise Asset Management) are apparently similar in its content. What makes the difference is their ability to provide deep and precise register information, its unique functions as well as its support and innovation capabilities.

The main feature for a maintenance management software is the flexibility that must have to be used on any kind of organisation. It has to have integrated modules to handle stores information, purchasing, invoicing and specific applications to manage projects, tools, budgets, catalogs, blue prints, management indicators as well as the capacity to generate reports and provide precise process authorisation controls.



EAM Systems

The main purpose for such software is to help on maintenance planning and control, becoming a tool to perform the different processes needed. The system works with shared and related data, which permits information to flow among several areas in real time.

Planificación de OT

Filtros de disponibilidad			J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z
ID de sesión	10003		12	19	26	3	10	17	24	31	7	14	21	28	5	12	19	26	
Equipo	Planificación de MP	Organización de la posición	SAT	SAT	SAT	SAT													
Actividad	B-010-13	MP-PUN-3M													THU-3M				
OT no.	B-010-25	MP-PUN-3M													THU-3M				
Orden	C-020-20	PD-CON-2S													FRI-2W				
Orden	HUS-SER	MP-LEC-COM-1D													FRI-2W				
Orden															FRI-2W				
10242															FRI-2W				
10235															FRI-2W				
10244	K-153-01	MP-HOR-4M													FRI-2W				
10224	KR-120-30	MP-UNI-HID-1M													FRI-2W				
10226	KR-120-31	MP-UNI-HID-1M													FRI-2W				
10233	TH-050-40	MP-THE-4M													FRI-2W				
10234															FRI-2W				
Acción															FRI-2W				

- Color de fondo de la orden de trabajo
- Color de fondo de la fecha de vencimiento real
- Color de fondo de predecir MP
- Color del texto fecha de venc. de MP bloqueado

EAM Systems

It's important to mention that new tendencies in maintenance involve a radical change in the management for companies and maintenance responsible staff.

For this reason, the ways, strategies, tools and methods to drive the change and put aside old and outmoded practices are numerous, diverse and sometimes even contradictory. This may lead to discrepancies among maintenance staff: some may say the best approach is "to use a little bit of everything", while others would prefer less but more strict, demanding and accountable options.



Benefits of EAM vs CMMS Systems

CMMS systems have been used in recent years mostly to move on from paper to electronic work orders; maintenance tasks are better organised, technicians take over more responsibility and more important, preventive maintenance programs are better established.

While this features are included, EAM systems also offer a better asset spare parts and labor management, in such a way that managers can make better decisions in regards to repair works, purchases and personnel hiring. Fleet management is an additional feature for these systems.

The most recent ones provide a better work order automation while some of them allow you to process Intranet or Internet based requests.



Benefits of EAM vs CMMS Systems

Some systems allow for maintenance technicians to complete work orders and inspections with mobile devices (PDAs). EAM systems that are linked with barcoding, also permit users to keep accurate inventory registers as well as electronic assets location with portable computers equipped with integrated barcoding scanners.

Acciones ▾

Detalles de la estructura

Visualización del registro Comentarios Eventos **Costos** Planificaciones MP Estructura Detalles de la estructura

Agre

Todas las órdenes de trabajo Orden de trabajo

Equilibrio de carga de OT

Orden de trabajo

10265

10258 Parámetros Vista previa **Equilibrar la carga**

10257

Work Order	Description	09/13/2015							09/20/2015							09/27/2015							10/04/2015												
		S	D	L	M	M	J	V	S	D	L	M	M	J	V	S	D	L	M	M	J	V	S	D	L	M	M	J	V						
10224	FALLA EN PUNTEADORA																																		
10226	REVISAR BOMBA DE VACIO																																		
10229	FALLA EN SOLDADORA																																		
10231	REVISAR COMPRESOR POR B...																																		
10233	REVISAR DOBLADORA																																		
10235	MANTENIMIENTO PREVENTIV...																																		
10236	MANTENIMIENTO PREVENTIV...																																		
10240	MANTENIMIENTO PREVENTIV...																																		

Registros: 30 de 30

Fecha de la última actualización

Department	Trade	09/13/2015							09/20/2015							09/27/2015							10/04/2015												
		S	D	L	M	M	J	V	S	D	L	M	M	J	V	S	D	L	M	M	J	V	S	D	L	M	M	J	V						
MTO	ELM																																		