

# **Critical CMMS Launch Timing**

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# Historical Process for Commissioning Assets

- **Contractor installs assets**
- **Training is scheduled manufacturer**
- **Existing plant trades are invited**
- **Commissioning of equipment with plant trades on hand to learn**

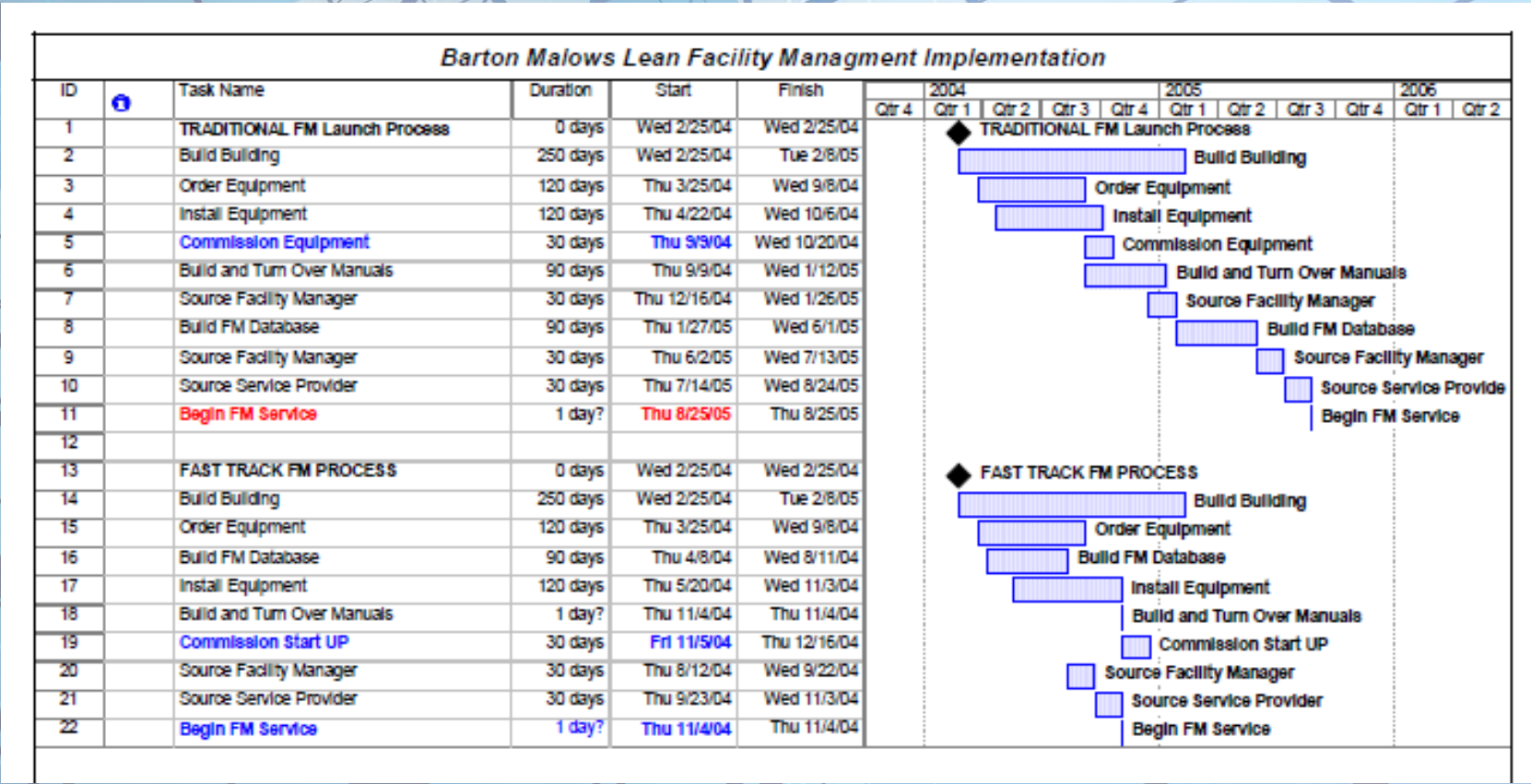
# Industry changes in FM

- **Today, companies are considering FM a non core service and purchasing this service**
- **Companies source this service with the target date of “building turnover” after construction.**
- **Problem, no one is on site or available for commissioning training**
- **Problem, CMMS is not loaded, balanced, nor ready to start tracking assets at this time.**

# New Industry Timing for CMMS

- **CMMS should be sourced the same time as building. (Message: Source FM ASAP if possible!)**
- **CMMS implementation starts when building is enclosed.**
- **Manuals should be given to CMMS coordinator ASAP**
- **CMMS is balanced when building is enclosed**
- **CMMS starts tracking PM's day of of asset commissioning**

# Before and After Schedule Analysis



# Aligning your steps

- 1. Acquire Assets lists, drawings, and manuals  
(Manuals should follow new COBIE standard)**
- 1. Create Scopes**
- 2. Create RFP**
- 3. Determine Bidders list (short list w RFI)**
- 4. Issue FM-RFP with CM- RFP (Construction)  
(many companies may do both, creating a huge  
advantage for seamless transition)**
- 5. Issue Electronic Asset information to FM for fast  
CMMS Installation.**

# Issues to be aware of

- **Defining your deliverable**
- **Time required to gather data (3-6 months)**
- **Time to populate CMMS (3-6months)**
- **Cost of Customization is often twice what is originally quoted or estimated.**

# Lessons Learned

- **Due to the industry moving to outsource FM (non core) services, most companies do not realize the FM needs to be on site “prior” to asset commissioning which happens 3 months “before” turnover.**
- **Many hours need to be dedicated in the six months leading up to bidding to gather data.**
- **Bidding should coincide with construction**



# Questions?

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