



CMMS at LACCD

(Computerized Maintenance Management System)



Agenda

- Project goals, Challenge, Key Players
- Project Roadmap and Current situation
- Project Plan
- Roll out strategy
- CMMS Processes
 - Work center
 - Functional Locations
 - Warranty
 - Work Request
 - Work Order
- LACCD CMMS Project team
- Specific LACCD Key Solution



Project goal and objectives

- Improve operations of college facilities by automating work orders and integrating adds, moves and changes
- Provide management with What If decision making analysis
- Provide predictive in addition to proactive repair of facilities
- Integrate facilities decisions with budget information
- Provide with an integrated facilities and technology life-cycle planning and management tool



Challenges

- Managing and maintaining the upgraded facilities and infrastructure
- Minimize duplicative work, share best practices
- Reuse processes and provide a framework for continuous improvement
- Tracking of warranties
- Comply with state and statutory reporting
- Facilitate addressing the rapidly changing regulations, technology, staffing, academic and support requirements
- Reduce liability



Project Sponsors

- Executive/ Director of Facilities Planning and Development
- Chief Information Officer

Key Players

- Facilities Directors
- IT Managers
- VPs of Administration
- Operations managers
- General foremen.

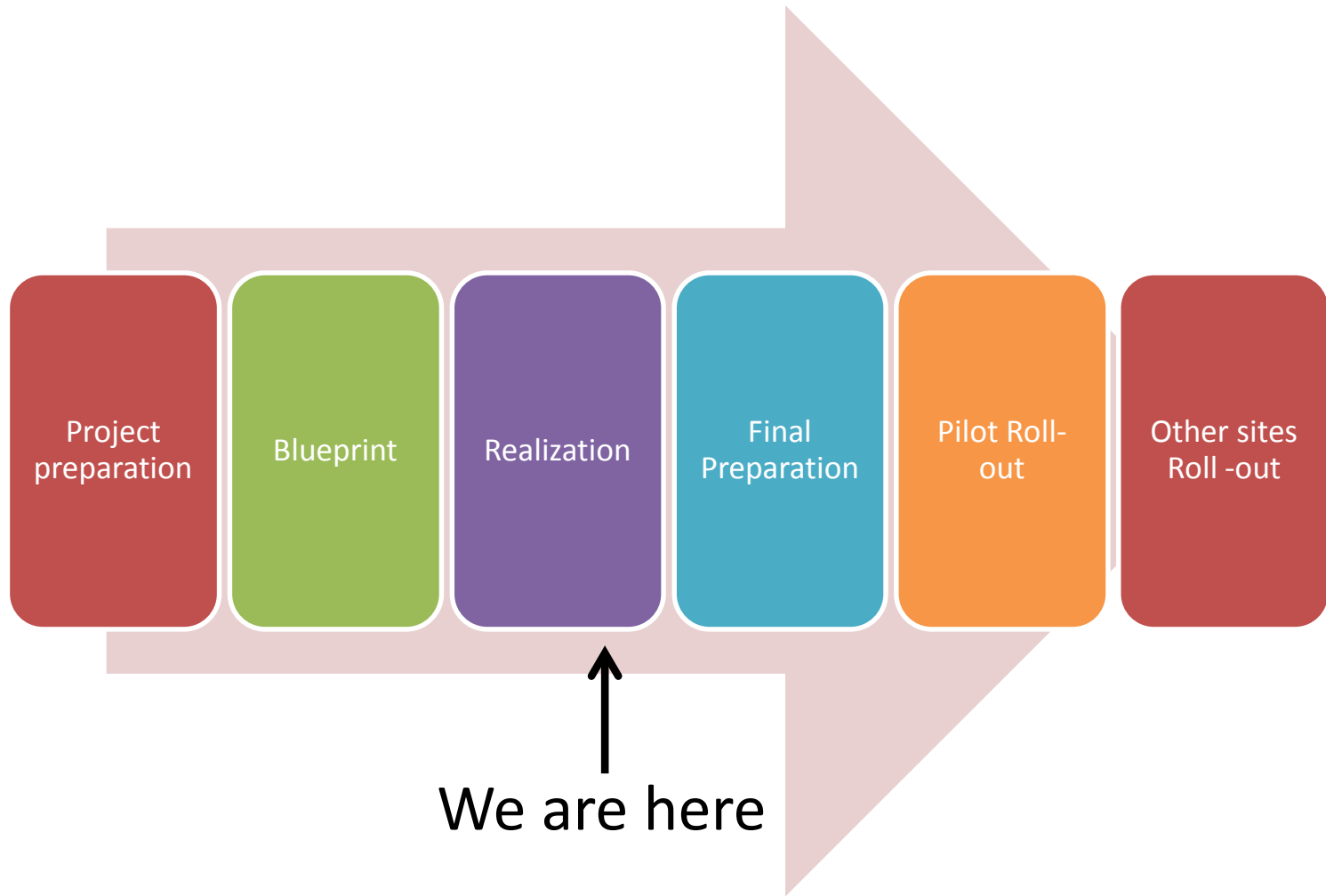


How am I impacted

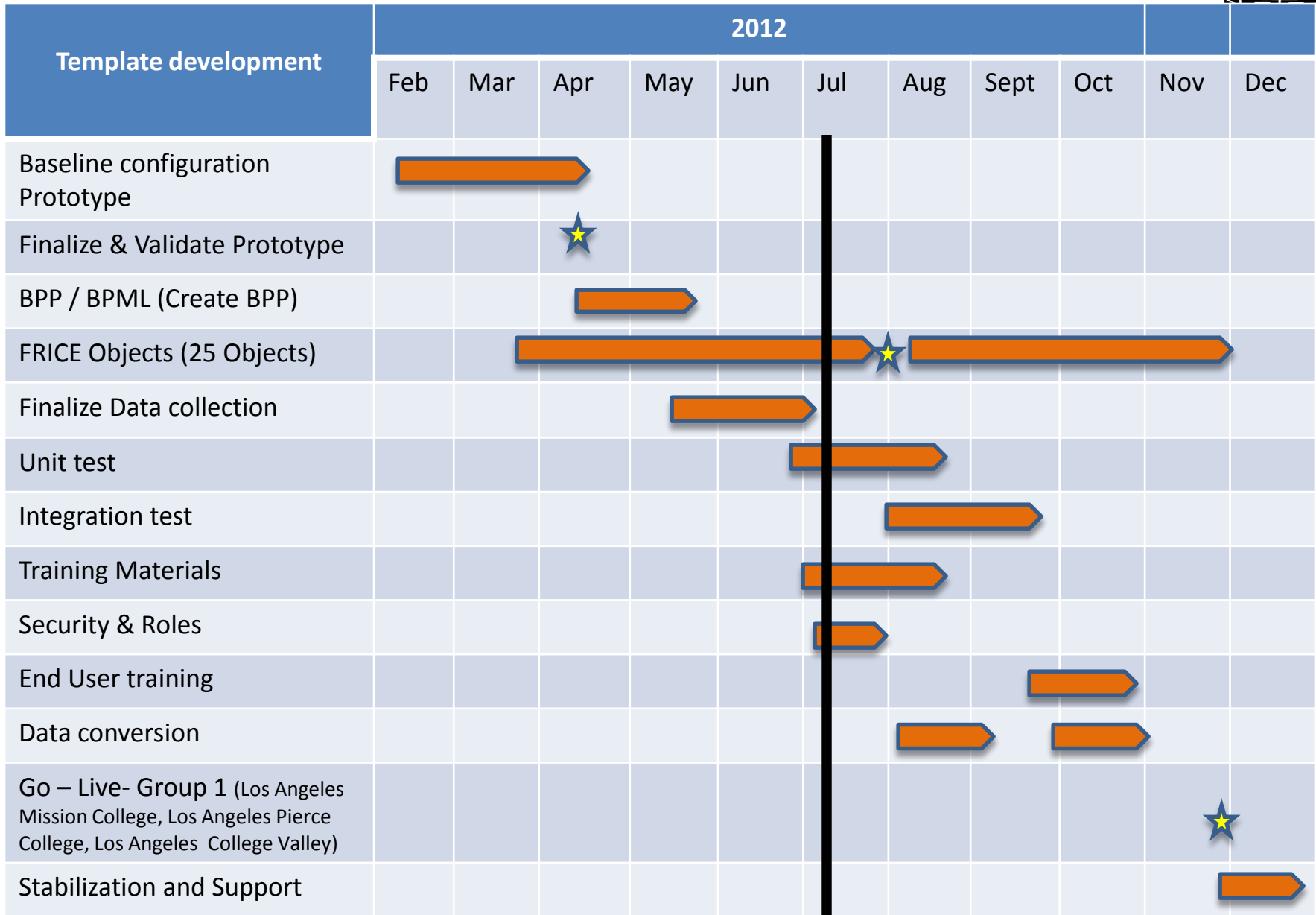
- **People** – LACCD staff for requesting assistance, Facilities Directors and IT Managers including their teams in using better quality information to prioritize and optimize life-cycle decisions, District wide reporting to state and regulatory agencies, and VPs of Administration in establishing and managing to college needs. .
- **Systems** – When deployed, current stand-alone systems will be taken off-line. The new SIS will draw information from this system for calendaring/ scheduling spaces, SAP for procurement, asset management, warranty, commissioning, and optimizing repair/ replace decisions, and quality assurance with workflows
- **Processes** – Current business processes are inconsistent and vary across the colleges. Workflows will also be identified to ensure tracking/ reporting/ addressing issues if assigned persons are away.



Project Road map and Completed activities



CMMS Implementation Project





Roll out Strategy

Group
1



→ Nov 2012

Group
2



→ Dec 2012

Group
3



→ Andrew Duran Dec 2012



CMMS Processes

Work Centers

General Maintenance work group



Or

Specific



What is a Functional Location

Functional locations are elements of a technical structure (for example, functional units within a system).

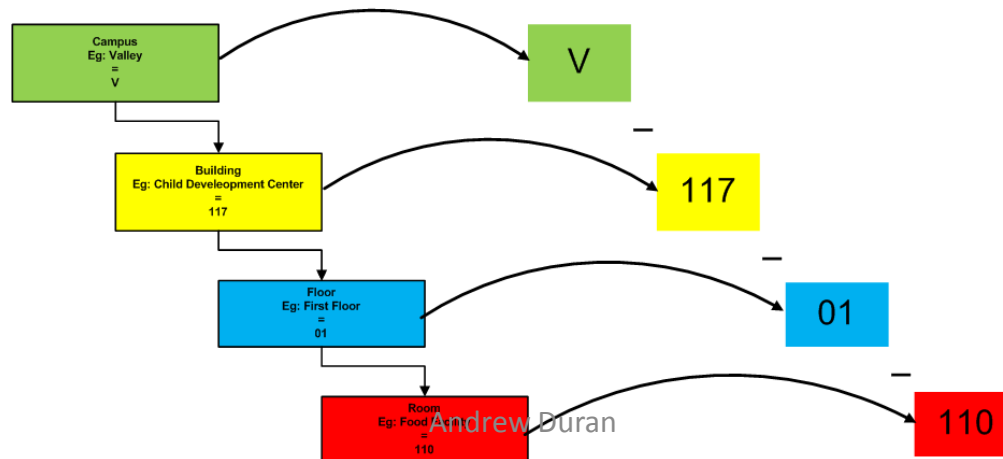
You create functional locations hierarchically, and can also structure them based on the following criteria:

- Functional / Process-related / Spatial

Each functional location is managed independently in the system, so that you can:

- Manage individual data from a maintenance perspective for the object
- Perform individual maintenance tasks for the object
- Keep a record of the maintenance tasks performed for the object
- Collect and evaluate data over a long period of time for the object

The food facility in the first floor of building 117 in Los Angeles Valley college would be represented in SAP as : V-117-01-110



Service Request - Portal

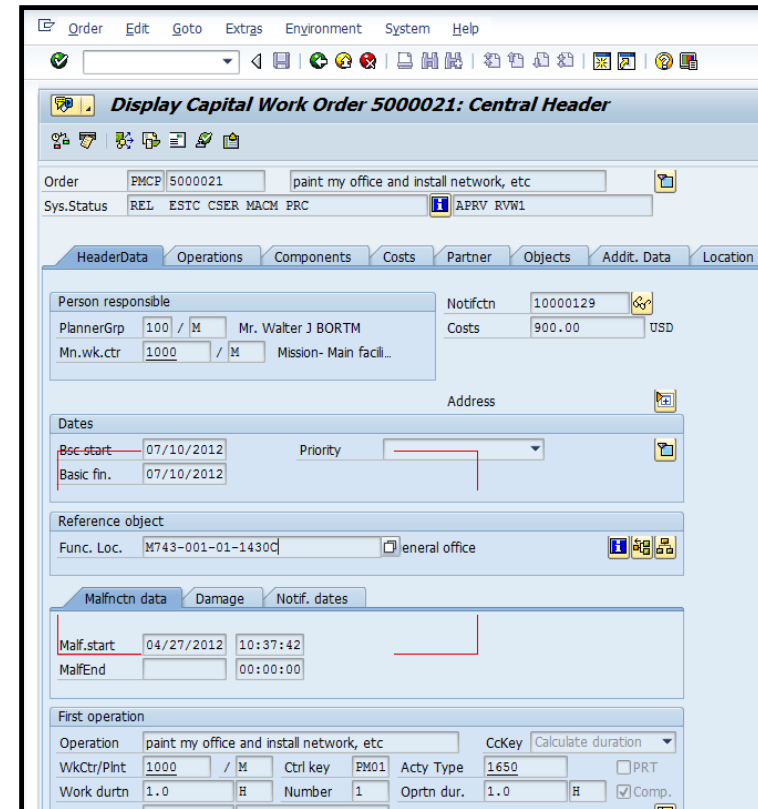
LACCD Portal



- Simple
- User friendly
- Interactive
- Icon based
- Intelligent

Two main functions

- Work Order request creation
- Dashboard to view/approve Work Orders and Requests

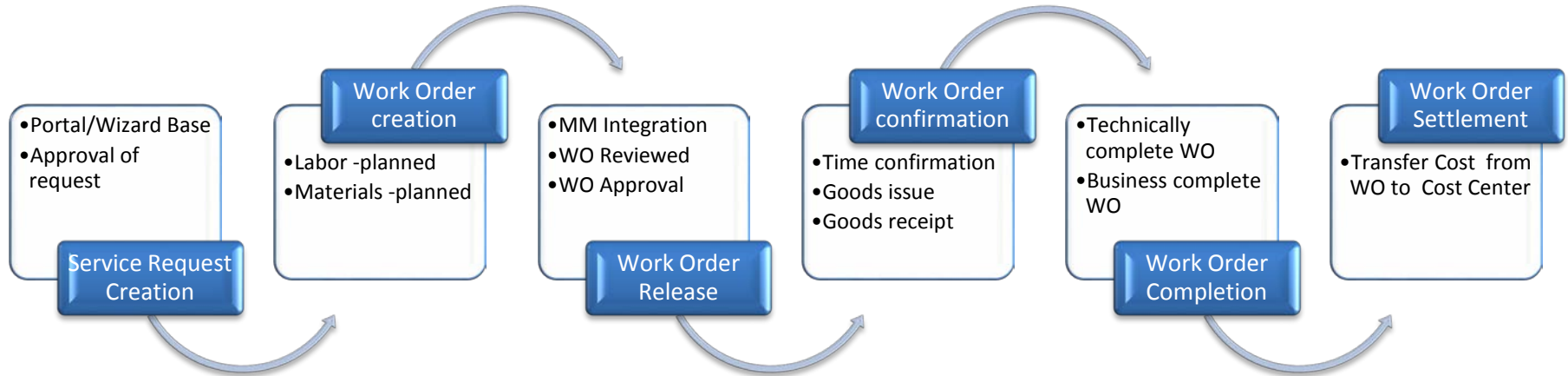




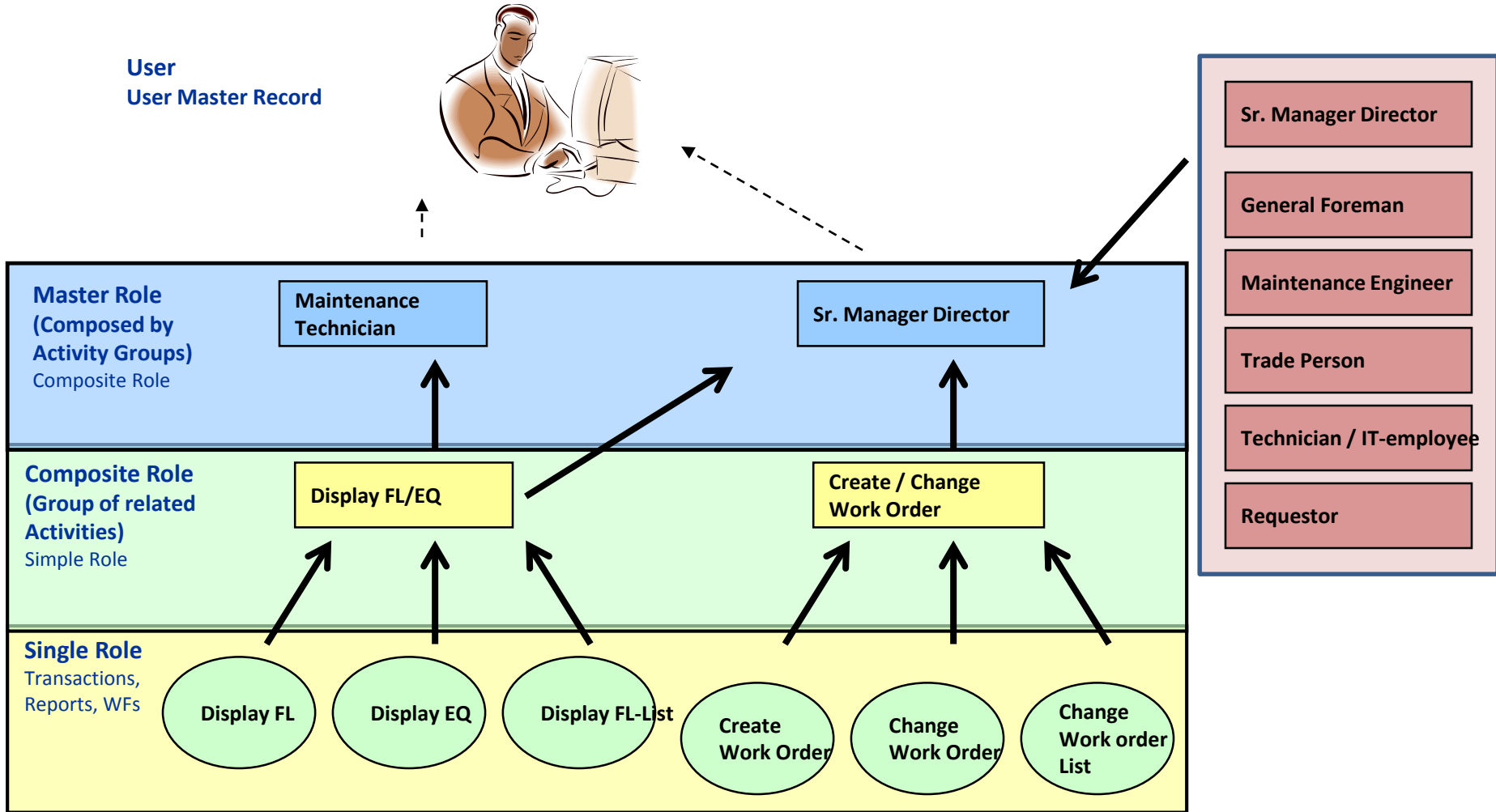
Work Order

- Are designed to capture repair costs, manage schedule, and define work orders personnel assignments.
- The work center planner can bundle few service requests into 1 or more work orders.
- Technicians would be able to record working times (clock-in, clock-out) against a work order number- Mission is planning to use direct time entry while other facilities may continue to use standard paper approvals
- Work orders can be created to contract outside services that provide services that are not performed by internal maintenance personnel.
- Allows procurement of non-stock materials charged directly to a work order.

Work Order process -High level-



The technical design specifies how the user roles and the authorization concept are technically implemented.





CMMS LACCD Implementation project Team members

Last Name	First Name
Duran	Andy
Guy	Richard
Afifi	Hussein
Gomez	Erwin
Lopez	Kate
Chen	Sharon
Linga	Mahesh
Morumpalle	Ramana
Newman	Paul
Lopez	Tom
Henderson	Mark
Reynolds	Victor
Tran	Hanh



Key Management Solution



- **Custom application will use PM & HR .**
 - Keeps track of who has what keys via functional location as well as HR.
 - Allows key assignments to individual persons within the college organization.
 - Store key combination as an equipment that can be installed at room, lecture hall, gymnasium, etc..
 - The ability to create new keys using the key combination stored in the equipment master.
 - The ability to change the lock combination and re-create new key combination representing the same equipment record and preserving equipment history of past key combination and assignments.
 - The ability to make sure that when employees with key assignment terminate their employments, keys are surrendered to the responsible parties for re-assignment or key lock combination change (Exit Policy).