



Simplifying Facilities 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

Las Vegas Maximo Users Group
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Who are your VIPs?

- 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 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?

- **Prevent failures so they don't impact our VIPs.** – PMs, Job Plans, Meters
- **Catch issues before they disrupt their experience.** – Inspections, Service Requests, Condition Monitoring, IoT/Building Management Systems
- **Simplify reporting of problems when they do happen, Respond quickly & Resolve immediately** – Service Requests, Work Orders, Planning/Job Plans, Assignments/Dispatching
- **Err on the side of Reliability even if it may cost a little more.** – Assets, Work Orders, Materials Management & Analytics
- **Facility Lifecycle Management & Capital Planning** – Useful asset life, Analytics, Condition Management,

Prevent failures so they don't impact our VIPs.



Focus on common
& high impact
problems



Configure Maximo
PMs

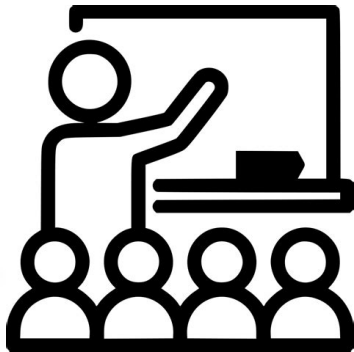
Execute the Work
behind the scenes



Catch issues before they disrupt their experience.



Inspections, Sensors/IoT



IBM Maximo Asset Management Submit a Service Request

Issue Details Submit

Who is the request for?
MAXADMIN

Category:
Building Issues

Select a subcategory

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

Submit a Service Request

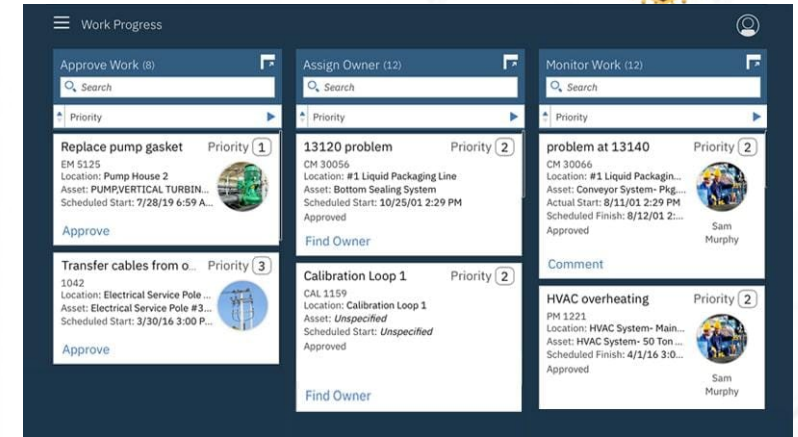
Execute the Work behind the scenes



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



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

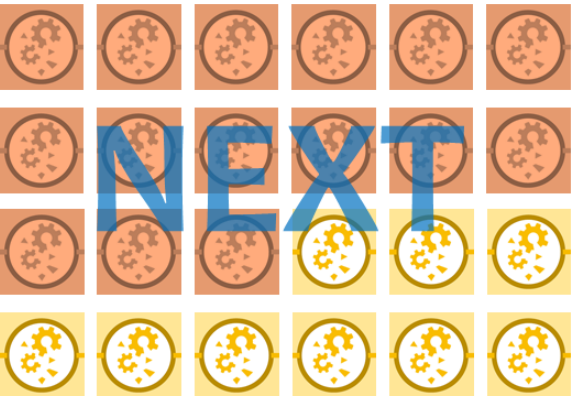


Maximo FAM “Master Projects Database”
is the repository for DOE repair and deferred maintenance projects.

CURRENT ACTIVE PROJECTS

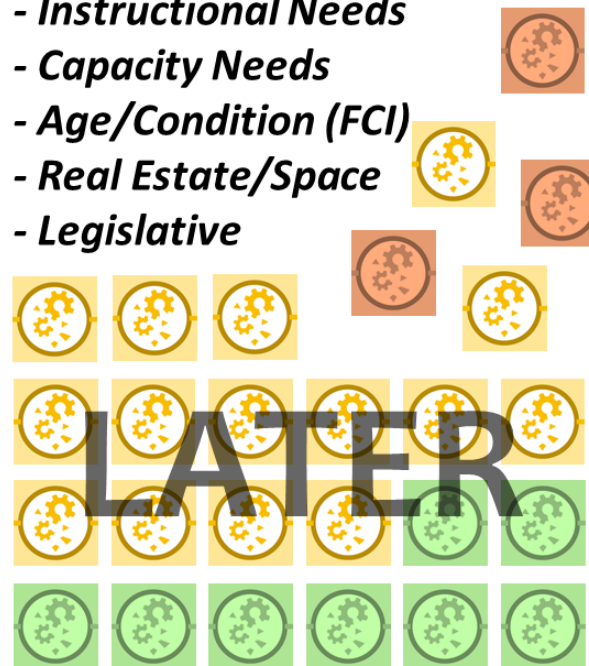


DEFERRED PROJECTS



FUTURE PROJECTS

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



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HI DOE ANNUAL Deferred Maintenance Plans (i.e. FY 21-22, 22-23 ,etc.)

B30 - ROOFING PROJECTS

D20- PLUMBING/SEWER
PROJECTS

B10 - STRUCTURAL/
G30 -CIVIL PROJECTS

G20 - GROUNDS, WALKWAYS &
PAVING PROJECTS

B2010/C3010 - PAINTING
PROJECTS

OTHER PROJECTS

D30 - HVAC PROJECTS

D50 - ELECTRICAL PROJECTS

C30 - FLOORING PROJECTS

D40 - FIRE PROTECTION
PROJECTS

FAAM Facilities Work Plan

MXES System Administrator II

Query Find Faam_workplanid Select Action

List Work Plan

* Plan ID: 1049 * Description: HVAC Current Projects * Status: DRAFT Rev.: 1 Created By: MAXADMIN Create Date:

* Plan Year: 1/1/20 Funding to be Allocated: 63,598,434.00 FCI Projected: 0.26 Funding Allocated: FCI Calculated:

Facilities Work Plan

Work Plan Work Orders Filter 1 - 50 of 62

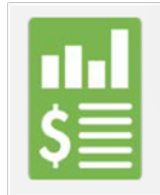
Work Order	Site	Description	Location	Work Type	DOE Job No	Job Status	Estimated Total Cost	Target Start
1973760	OAHU	Various Schools, Statewide GEMS AC Efficiency Replacement - Windward District - Package 1	2-941-840000	PROJECT	R61000-18	8 POST CONSTRUCTION	989,495.00	
1973763	OAHU	Various Schools, Statewide GEMS AC Efficiency Replacement - Roosevelt Complex - Package 2	2-919-815000	PROJECT	R61001-18	6 AWARDED	653,617.00	
1973764	OAHU	Kapolei High School - AC Efficiency Replacement					3,829,000.00	
1973765	OAHU	Kapolei High School - AC Efficiency Replacement					3,170,000.00	
1973774	OAHU	Kapolei Middle School - AC Efficiency Replacement					1,384,000.00	
1973775	OAHU	Kapolei Middle School - AC Efficiency Replacement					1,330,000.00	
1973776	OAHU	Millilani High School - AC Efficiency Replacement					20,000.00	
1973777	OAHU	Millilani Middle School - AC Efficiency Replacement					1,428,750.00	
1973778	OAHU	Waialua Elementary School - AC Efficiency Replacement	2-917-813000-149	PROJECT	R76211-20	4 BID READY	60,000.00	
1973779	OAHU	Millilani Mauka Elementary School - AC Efficiency Replacement	2-922-822000-241	PROJECT	R73200-20	6 AWARDED	3,005,175.00	
1973780	OAHU	Holomua Elementary School - AC Efficiency Replacement	2-931-830000-280	PROJECT	R81201-20	6 AWARDED	3,474,750.00	
1973781	OAHU	Kapolei Elementary School - AC Efficiency Replacement	2-931-835000-282	PROJECT	R82216-20	4 BID READY	970,000.00	
1973782	OAHU	Makakilo Elementary School - AC Efficiency Replacement	2-931-835000-259-H	PROJECT	R82217-20	6 AWARDED	400,000.00	
1973783	OAHU	Maui Elementary School - AC Efficiency Replacement	2-933-833000-257	PROJECT	R85218-20	2 DESIGN	2,360,000.00	
1973784	OAHU	Maui Elementary School - AC Efficiency Replacement and Electrical Upgrade	2-933-833000-257	PROJECT	R85231-20	2 DESIGN	1,890,000.00	
		Various Schools Statewide - GEMS AC Efficiency Replacement - Kaaumanu						

Master Projects Database - Maximo



ENTERPRISE TECHNOLOGY ARCHITECTURE

Facility Asset Management (FAM)



PROCORE®

caspio™

GORDIAN®

MAYAN



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