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CMMS:
Computerised Maintenance
Management System

A computerized maintenance management system helps asset-intensive organizations digitally plan, track, measure, and optimize all maintenance activities.

CMMS software provides the platform and workflow to manage your maintenance operation, including reactive maintenance, preventive maintenance, and predictive maintenance. A CMMS solution centralizes facility maintenance information, enabling you to automate any asset maintenance task.
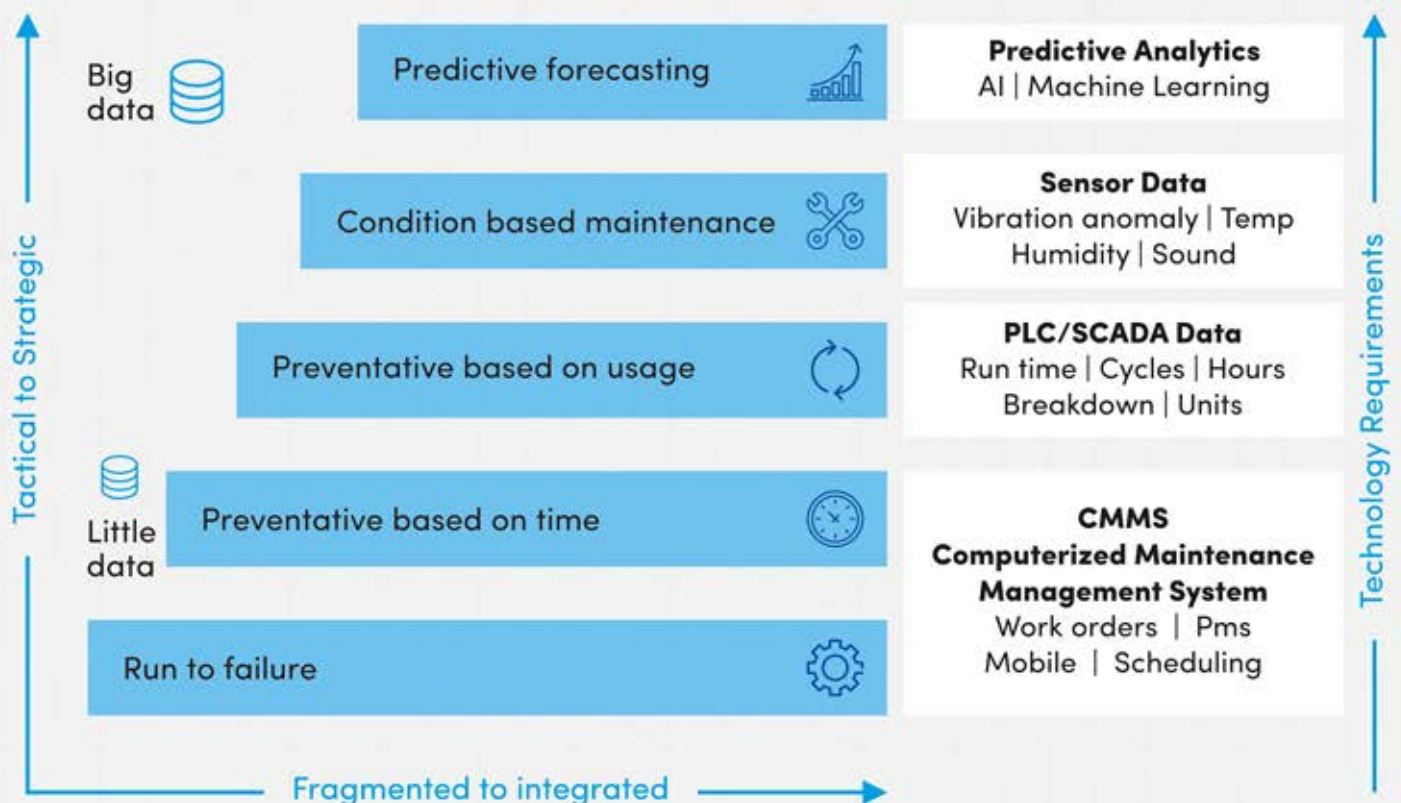
A CMMS also eliminates paperwork and time-consuming activities, thereby freeing the staff to take on more important tasks and enabling them to be more productive and proactive.

What is maintenance management?

- Maintenance management is defined as the process of maintaining a company's assets and resources while controlling time and costs, thereby ensuring maximum efficiency of the manufacturing process.

- Maintenance management involves keeping track of assets and parts.

- The purpose is to ensure that production proceeds efficiently and the minimum number of resources are wasted.

- This is generally accomplished by a tailored combination of software, practices, and personnel that focus on achieving these goals.

Evolving maintenance strategies

Tactical to Strategic		Strategy		Technology Requirements
Big data		Predictive forecasting		**Predictive Analytics** AI | Machine Learning
		Condition based maintenance		**Sensor Data** Vibration anomaly | Temp Humidity | Sound
		Preventative based on usage		**PLC/SCADA Data** Run time | Cycles | Hours Breakdown | Units
Little data		Preventative based on time		**CMMS** **Computerized Maintenance Management System** Work orders | Pms Mobile | Scheduling
		Run to failure		

Fragmented to integrated

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Benefits of CMMS

Controlling costs

Get control of inventory
Avoid scrap and rework
Track and report on costa
Save energy

Collecting data & information

Track metrics
Report on KPIs
Collect real-time updates
Access historical information

Reducing downtime

Conquer backlog
Increase reliability
Schedule PMs
Simplify maintenance tasks

Increasing efficiency

Optimize maintenance schedules
Automate work requests
Standardize processes
Improve access to resources

Improving health & safety

Ensure every job is safe
Prepare for audits
Eliminate safety violations
Manage safety training

Fiix

Fiix is on a mission to build better maintenance teams by connecting customers to the tools, resources, and technology they need to join the future of maintenance.
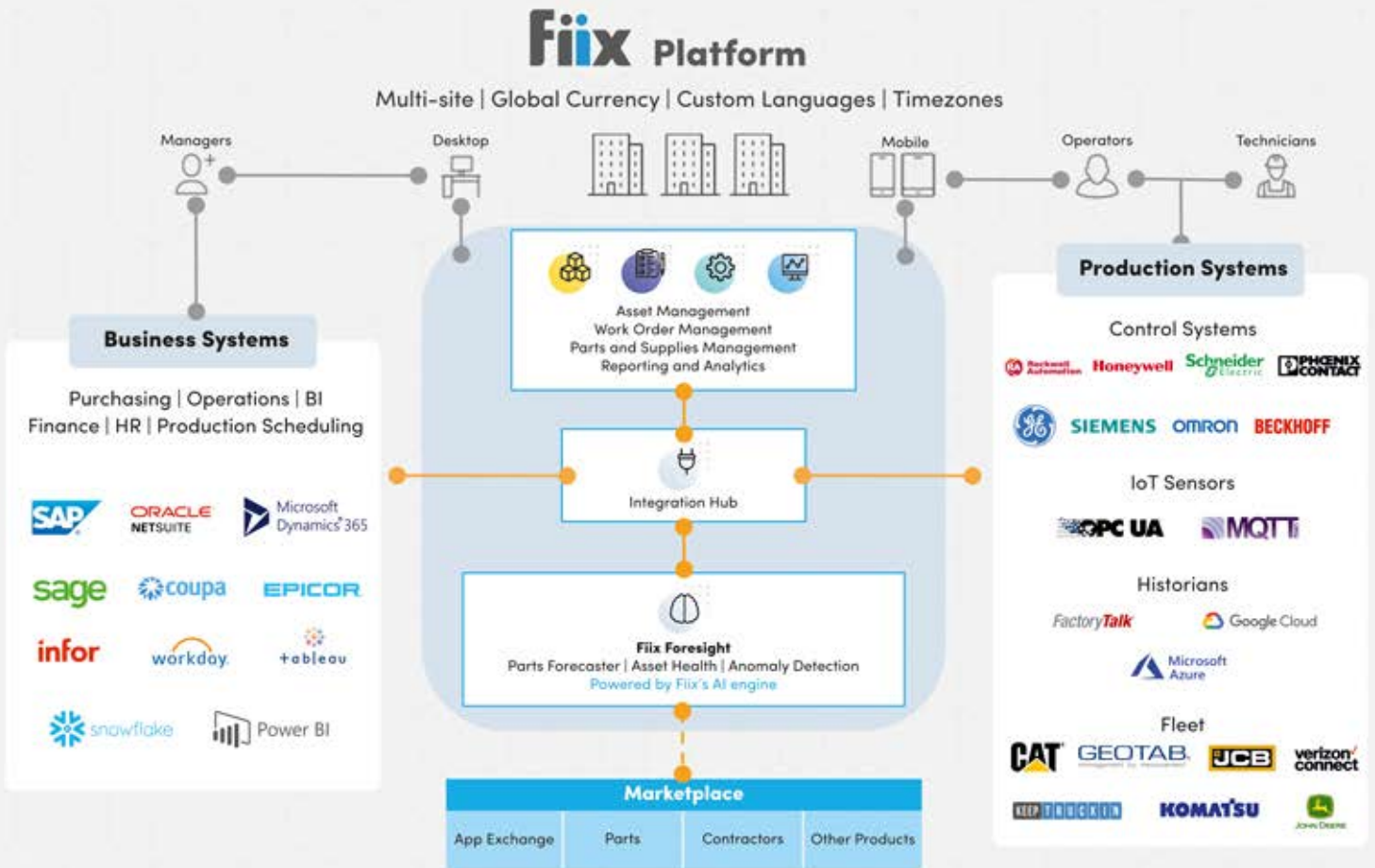
We help our customers drive better business outcomes with easy-to-use, AI-driven maintenance software, an open ecosystem, pre-built integrations and the industry expertise they need for maintenance success.

There are over 3000 maintenance teams in 90+ countries using Fiix to improve efficiency, asset health, and even sustainability.

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The Fiix platform

Fiix's CMMS leads customers through their digital maintenance journey. Powered by the **most open integration network** available and an **AI-driven insights engine**, the Fiix platform combines mobile asset management, work order, and parts management.

Fiix Platform

Multi-site | Global Currency | Custom Languages | Timezones

Managers — Desktop — Mobile — Operators — Technicians

Asset Management
Work Order Management
Parts and Supplies Management
Reporting and Analytics

Integration Hub

Fiix Foresight
Parts Forecaster | Asset Health | Anomaly Detection
Powered by Fiix's AI engine

Business Systems

Purchasing | Operations | BI
Finance | HR | Production Scheduling

SAP · ORACLE NETSUITE · Microsoft Dynamics 365
sage · coupa · EPICOR
infor · workday · tableau
snowflake · Power BI

Production Systems

Control Systems
Rockwell Automation · Honeywell · Schneider Electric · PHOENIX CONTACT
GE · SIEMENS · OMRON · BECKHOFF

IoT Sensors
OPC UA · MQTT

Historians
FactoryTalk · Google Cloud · Microsoft Azure

Fleet
CAT · GEOTAB · JCB · verizon connect
KEEP TRUCKIN · KOMATSU · JOHN DEERE

Marketplace

| App Exchange | Parts | Contractors | Other Products |

Modules and capabilities

Asset management
Ensure asset performance

Reporting & analytics
Make data-driven decisions

Work order management
Gain maintenance efficiency

Fiix Foresight
First and only AI engine for maintenance

Parts & supplies management
Optimize inventory and costs

Fiix Integration Hub
Connect Fiix CMMS to any system

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Modules and capabilities

Fiix provides a complete CMMS platform powered by the first and only **AI engine for maintenance** allowing teams to manage their maintenance operations, differentiated by a **cloud-based, easy-to-use, mobile-first, integrated platform which supports our "land and expand" GTM motion.**

Fiix Foresight
First and only AI engine for maintenance

Analyze data to make recommendations on planning, purchasing, & scheduling maintenance

Fiix Integration Hub
Connect Fiix CMMS to any system

Connect, collect, and share data, and trigger work across any system with an open API

Work order management
Gain maintenance efficiency

- Submit work orders and easily search, sort, and track orders
- Schedule maintenance using date, time, meter, and event of condition-based triggers
- Attached SOPs, task lists, and suggested parts to work orders for technicians

Asset management
Ensure asset performance

- Single-system for collecting asset information
- Complete view of assets including status, repair history, SOPs, and failure codes
- Track equipment usage and trigger work orders with real-time meter readings

Parts & supplies management
Optimize inventory and costs

- Get alerts when parts run low and submit, approve, and send purchase orders
- Perform cycle counts, log, and view stock levels across multiple facilities
- Search for parts, calculate cost of each work order or asset, and build automated reports

Reporting & analytics
Make data-driven decisions

- Collect maintenance data on demand and generate actionable intelligence
- View real-time metrics across sites, projects, assets, and users
- Audit logs capture and track what maintenance was performed, who performed it, and when

Value proposition and product benefits

The Fiix platform allows customers to:

1. LOWER MAINTENANCE COSTS

Monitor and use data to proactively manage maintenance department costs

(KPI: Cost/Production Unit, Cost/Asset)

2. ENHANCE PRODUCTIVITY

Native mobile application can be used anywhere and in any way the customer's team works, uninterrupted with just a few taps

(KPI: PM %, Completion Rate, PM:Work Order)

4. IMPROVE ASSET PERFORMANCE

View and manage all equipment information in one place— everything from repair history and cost, to hierarchy, parts consumption, and more

(KPI: MTBF, MTTR)

3. LEVERAGE EXISTING IT/OT INVESTMENTS

Integration Hub makes it easier to connect, collect, share data, and trigger work across any enterprise and production system

Single Source of Truth for Data

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Fiix's business impact

IDC's research, which included interviews with key facility and maintenance managers at manufacturing, agricultural, and insurance organizations, demonstrates the value of Fiix's platform to increase technician productivity and reduce unplanned downtime while enabling organizations to streamline maintenance workflows and standardize best practice operations across multiple locations

Key Business Results

10% ↓
reduction in production-related costs

44% ↑
more productive facilities and maintenance teams

10% ↓
reduction in operating expense

Staff Efficiencies Benefits

Business Benefits

20% ↓
reduction for mean-time-to-repair

73% ↑
more efficient equipment inspections

27% ↓
reduction in asset-related unplanned downtime incidents

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To know more about
Fiix CMMS Software

Fiix

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Enriching Lives

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THERMAX

TIMKEN

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Fe Fuji Electric
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TECHNOLOGY

POSITAL
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