MAINTENANCE MADE EASY

LEVERAGING SOFTWARE IN SMART FACILITIES

A guide to facility management in the 21st century. Everything you need to know about intelligent buildings, automation, computerized maintenance management and more...

eagle
TECHNOLOGY

SMART BUILDINGS DRIVE SMARTER BUSINESS

PARTS WEAR DOWN. SOMETIMES THEY BREAK. THEY ALWAYS HAVE, AND THEY ALWAYS WILL.

It's a basic truth in business. Historically, managers have planned against these inefficiencies through maintenance programs. When something breaks, send someone to fix it. Maybe the repair involves a contractor, which is okay, because you keep their information on hand. After a while, you start to get a sense of when parts wear out, and maintenance becomes predictable. Congratulations business owner, you've outsmarted the machines. There is nothing left to fix. That means you're building is 100% efficient! Unfortunately, this is never true.

A well-planned maintenance schedule works great for addressing issues caused by everyday wear and tear. You know a certain belts last **X runtime hours**, so you schedule a parts change every **Y weeks**. It can help you draw conclusions based on past events, but it can't provide any real insights into the overall state of your facility.

Imagine you've dispatched someone to replace an HVAC filter because the schedule says to do this every 90 days. The only problem is 75 days ago, the unit started leaking water, and now you're staring at substantial roof damage. It's bad enough that you're forced to halt operations and pony-up for a specialist to come fix the problem immediately. A far-fetched scenario, we know, but catastrophic failure has a nasty habit of disguising itself as far-fetched scenarios.

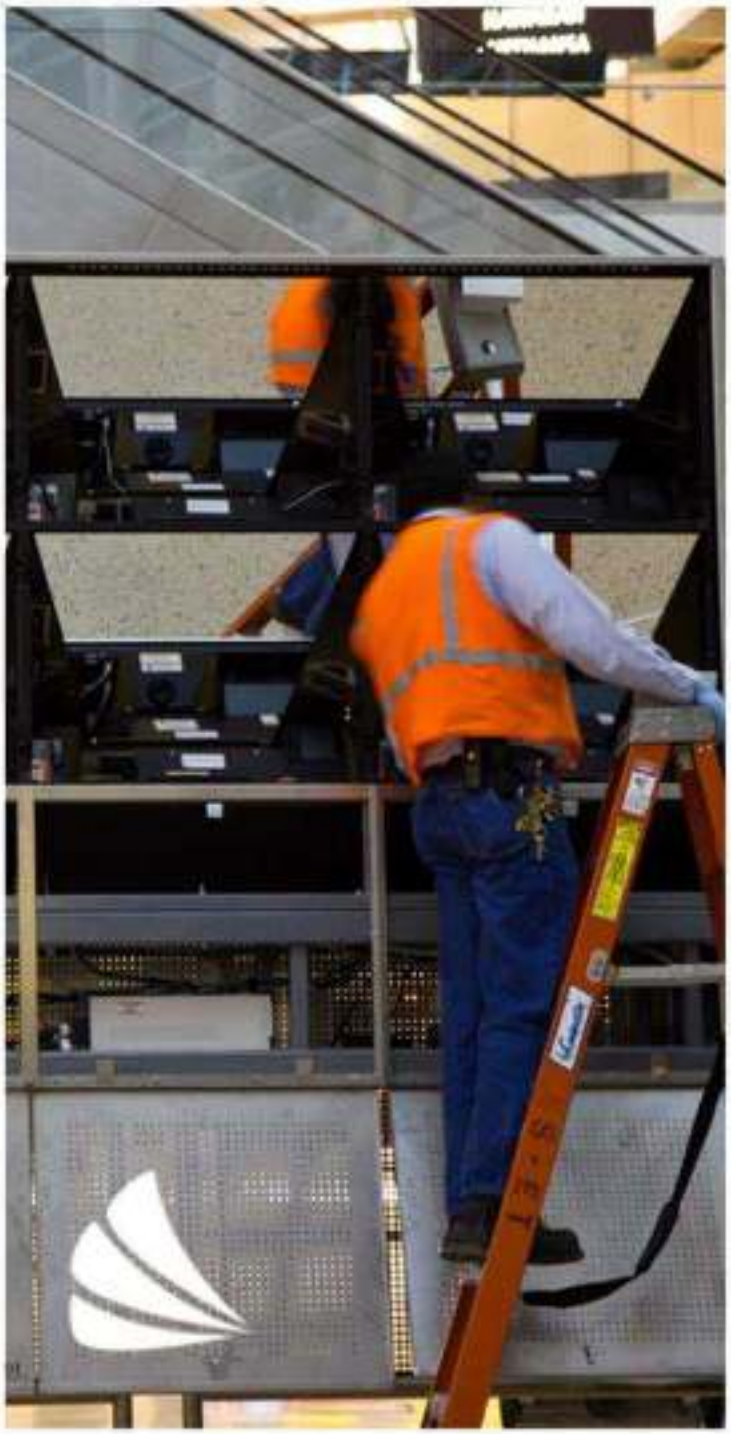
What if we told you that things didn't have to be this way? We're fortunate to live in an age where buildings are more intelligent than ever. Through advancements in Building Automation technology and smart construction, we can see problems before they become problems, not after. Remember that HVAC leak? Neither do we. That's because we were notified of an abnormal uptick in power usage on that unit, checked the issue and repaired that same day. No specialist, no roof damage, no downtime. All because of smart buildings, and more importantly, smart software making sense of all the data.

WHAT MAKES A BUILDING INTELLIGENT?

HINT - THEY'RE MORE LIKE PEOPLE THAN YOU'D THINK.

We're sure you've heard before that smart people are "just born that way." Likewise, certain buildings are smart becuase they were built that way.

Specifically, these buildings were build with **conduit convergence** in mind. Simply put, conduit convergence is a cabling infrastructure that creates a common network throughout your building. This infrastruction runs through all of your essential components like HVAC, lighting, parking, security, and elevators, creating valuable new lines of communication between systems and collecting data along the way.



All of that new data is then integrated into a single network and converted into IP by a control system. This is where all the layers of the software tie together, creating a truely comprehensive building management system.

While these features are becoming more commonplace among new construction, older facilities can be retrofitted to accomodate newer automation solutions.

MAKING SENSE OF ALL THAT DATA

Laying the groundwork for a smart building is the first step. That information is collected and organized by a Building Automation Solution (BAS). **The BAS interfaces directly with your buildings IP control system.** Popular systems from companies like Siemens, Honeywell, and Johnson Controls work by monitoring mechanical, electrical, and plumbing systems, providing a wealth of data related to your building performance. A BAS on it's own is a capable tool. Pair that BAS with a full-fleged Maintenance Management Solution and you have a system capable of shifting your bottom line significantly.

SYSTEMS PARTNERS
Who Eagle Works With

What good is all of this new data if you can't use it? While your BAS is busy collecting vital information, it is limited in how it can act on that data. That's where the CMMS comes into play. CMMS stands for Computerized Maintenance Management System, and it's a technology piece that, among other things, turns information

from the BAS into the sort of action items that make a difference in your business. For example, you have equipment that is sensitive to colder weather. Wouldn't it be nice to automatically generate a work order to check on that piece of equipment everytime the temperature drops below a certain threshold? With a well-integrated CMMS solution in place, that is exactly what you can do.

EAGLE Technology's CMMS software does so much more than simple maintenance and asset management

It acts as a data repository for intelligent operations. Over time, this data exposes patterns such as temperature changes and faulty sensors, meaning you have the tools to make the most informed decisions, saving time, resources and money.

As we move toward a more environmentally conscience future, integrating a BAS system and CMMS software with your building's convergent structure is a massive stride toward running a smarter leaner business. If you have any questions regarding how your business would benefit from a CMMS solution, feel free to give us a call.