Asset Maintenance Management Software CMMS-EAM

EasyMaint
Keep it simple

EasyMaint Maintenance Software

CMMS-EAM

General Description

EasyMaint is an Asset Management System (EAM) and a Computerized Maintenance Management System (CMMS) which is developed with the most innovative technology that makes it easier to organize and manage maintenance for all types of industry.

Our software offers all the features that every industry expects in a complete maintenance system: Preventive, Predictive, Corrective Maintenance Management, TPM, RCM, Work Order Management, Inventory and Purchase Management, extensive cost information, reports and analysis, maintenance indicators, among others.

EasyMaint's technology can be easily installed on a server (On Premise) or accessed via the web (in the cloud through SaaS - Software As A Service). It is also possible to send work requests, notices of actions or alerts online, via e-mail or text messages.

The reports and graphs can be modified and have all the information according to the particular needs of each client. EasyMaint can work with MS Access, Microsoft SQL Server and Oracle. In addition, the user interface is fully graphical and easy to learn.

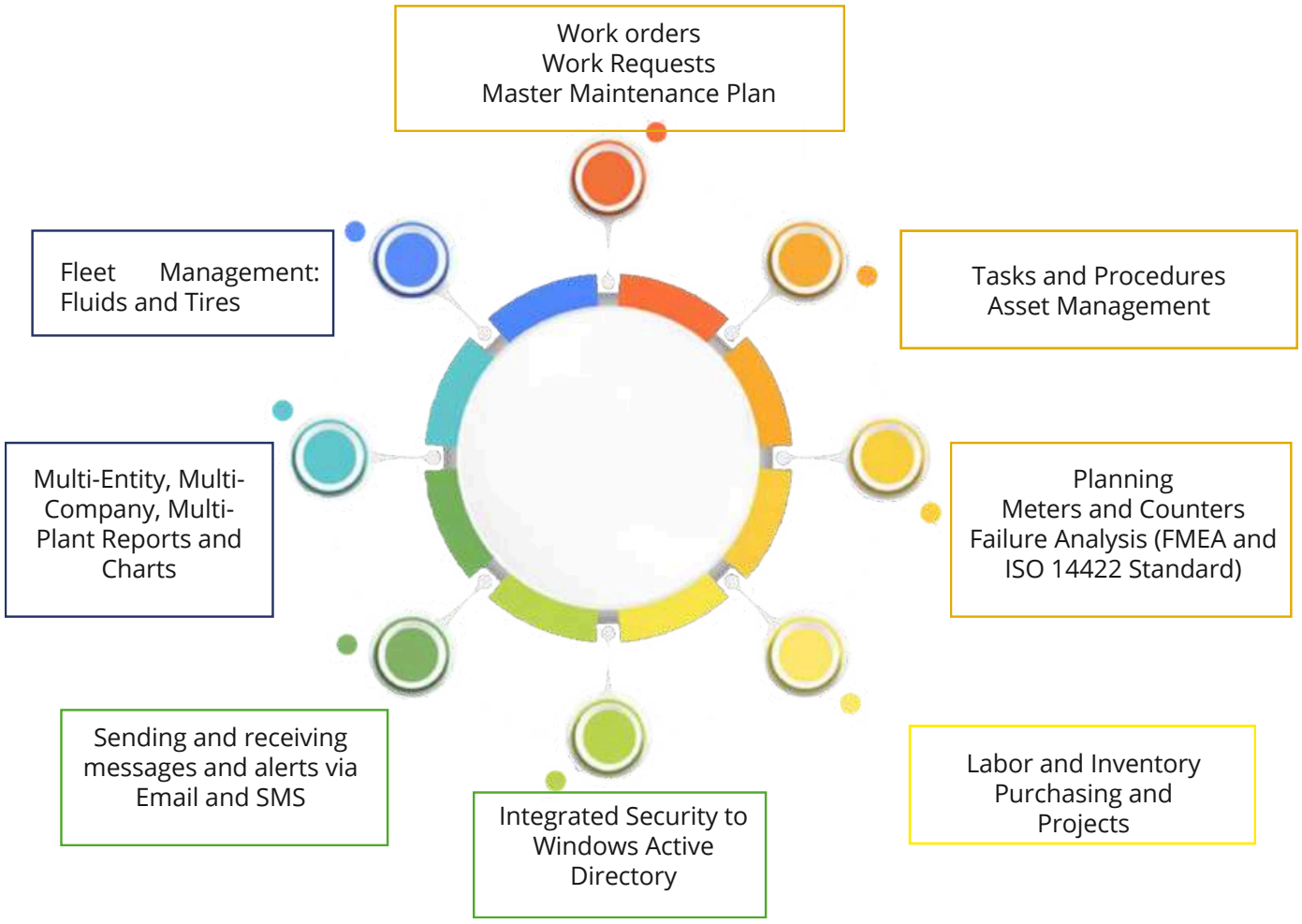
EasyMaint is the ideal solution for all types of industries and service providers who strive to achieve an optimal level of performance, it provides a complete package to plan, control, and monitor all your maintenance activities for an individual company or a corporate .

Simple, easy to use and flexible

Features and Functions

Easy to Use and Customize!

1. Easy to understand and user friendly
2. Bilingual software (English-Spanish)
3. Microsoft Windows environment with a graphical user interface that allows fast and efficient learning
4. Tree structure of entities
5. Locations, assets and components
6. Multiple entities (companies, sites, plants)
6. Quickly add important data and records on the fly
7. User defined fields in all windows
8. You can define the access to the information that each user will have
9. Purchase planning option based on demand and reorder point
10. Charts and reports

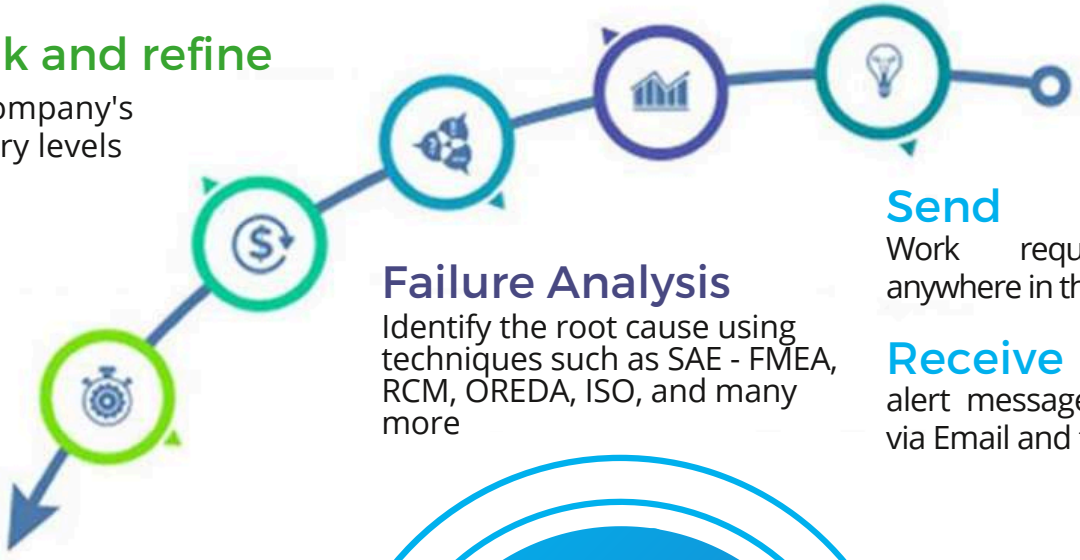


Increase

The profitability of the company making decisions based on updated information

Check and refine

lyour company's inventory levels



Send

Work requests from anywhere in the world.

Failure Analysis

Identify the root cause using techniques such as SAE - FMEA, RCM, OREDA, ISO, and many more

Receive

alert messages and actions via Email and texts

Decrease

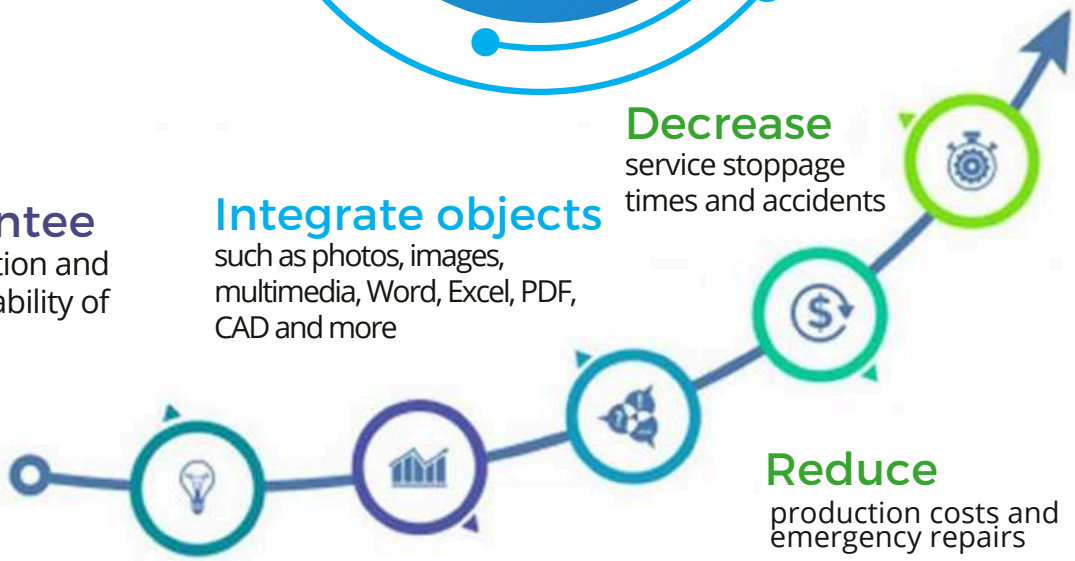
service stoppage times and accidents

Guarantee

the operation and total availability of the assets

Integrate objects

such as photos, images, multimedia, Word, Excel, PDF, CAD and more



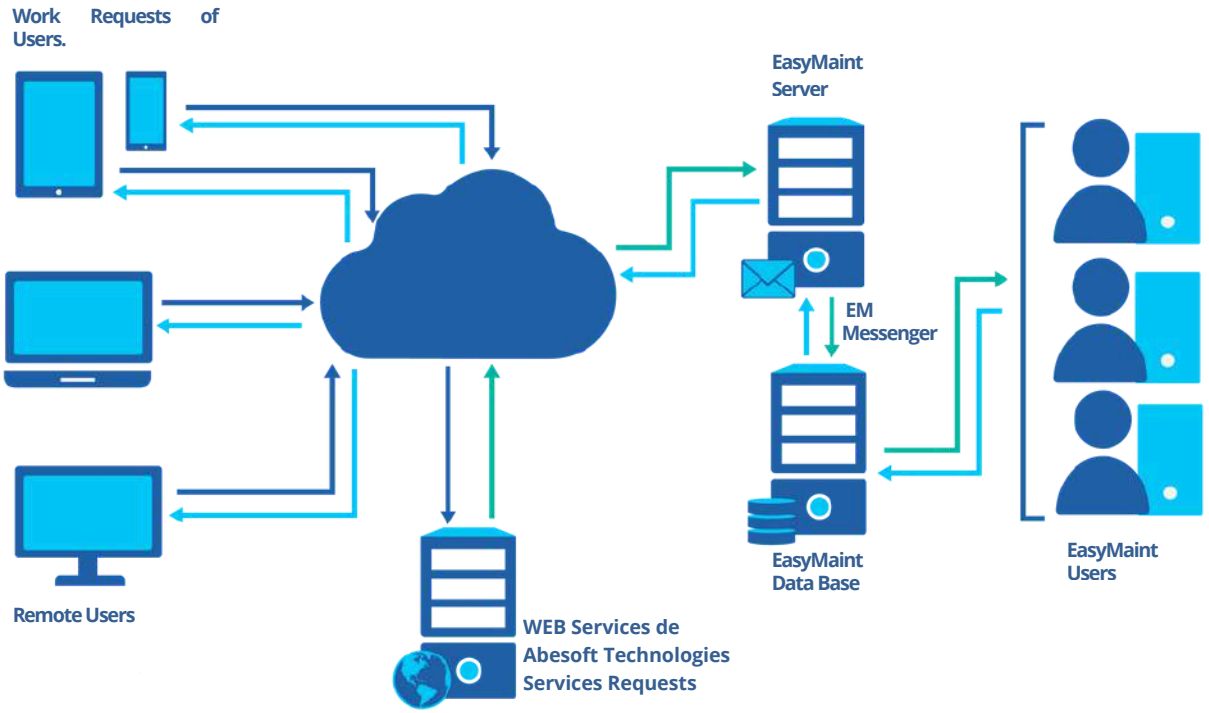
Reduce

production costs and emergency repairs

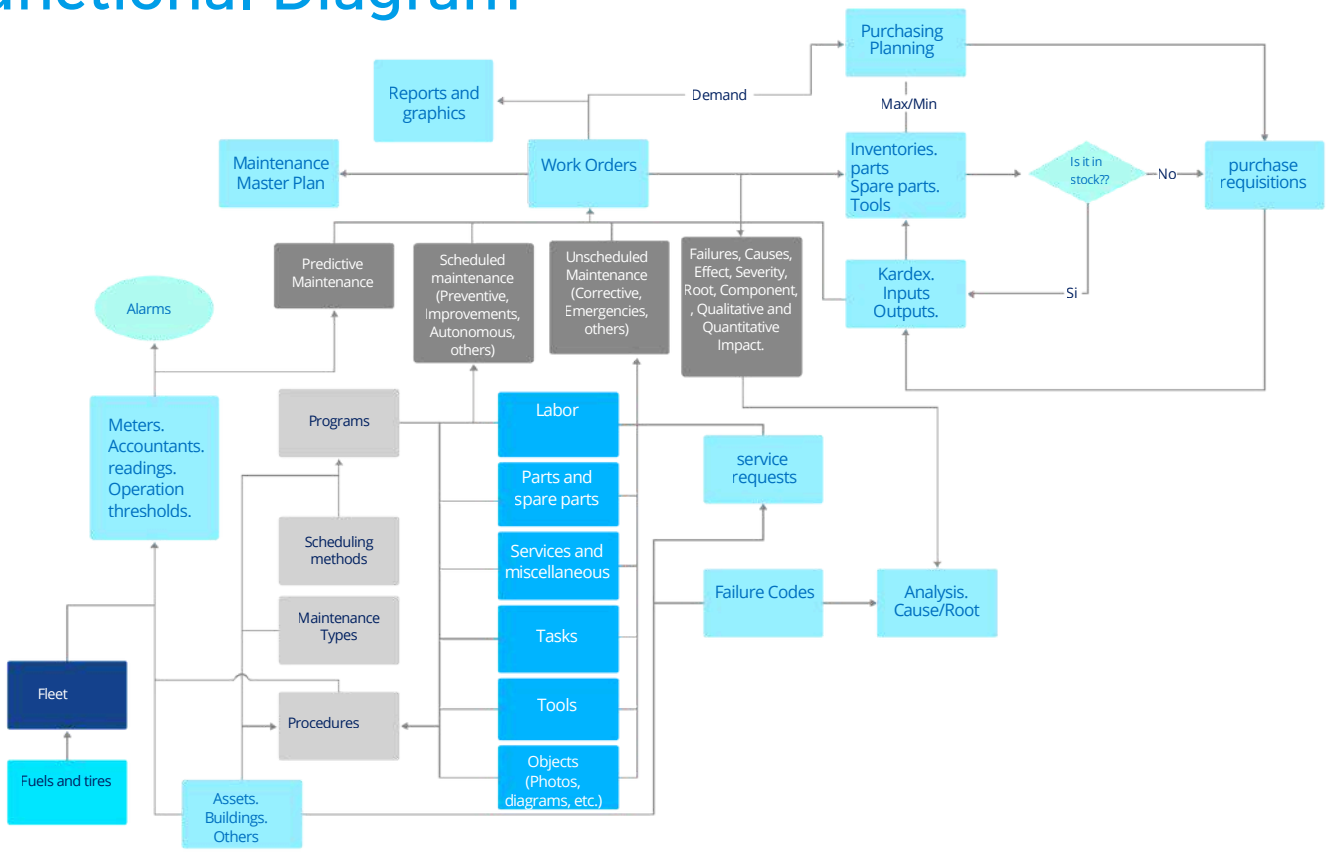
Increase

the capacity and quality of production and inventories of your company

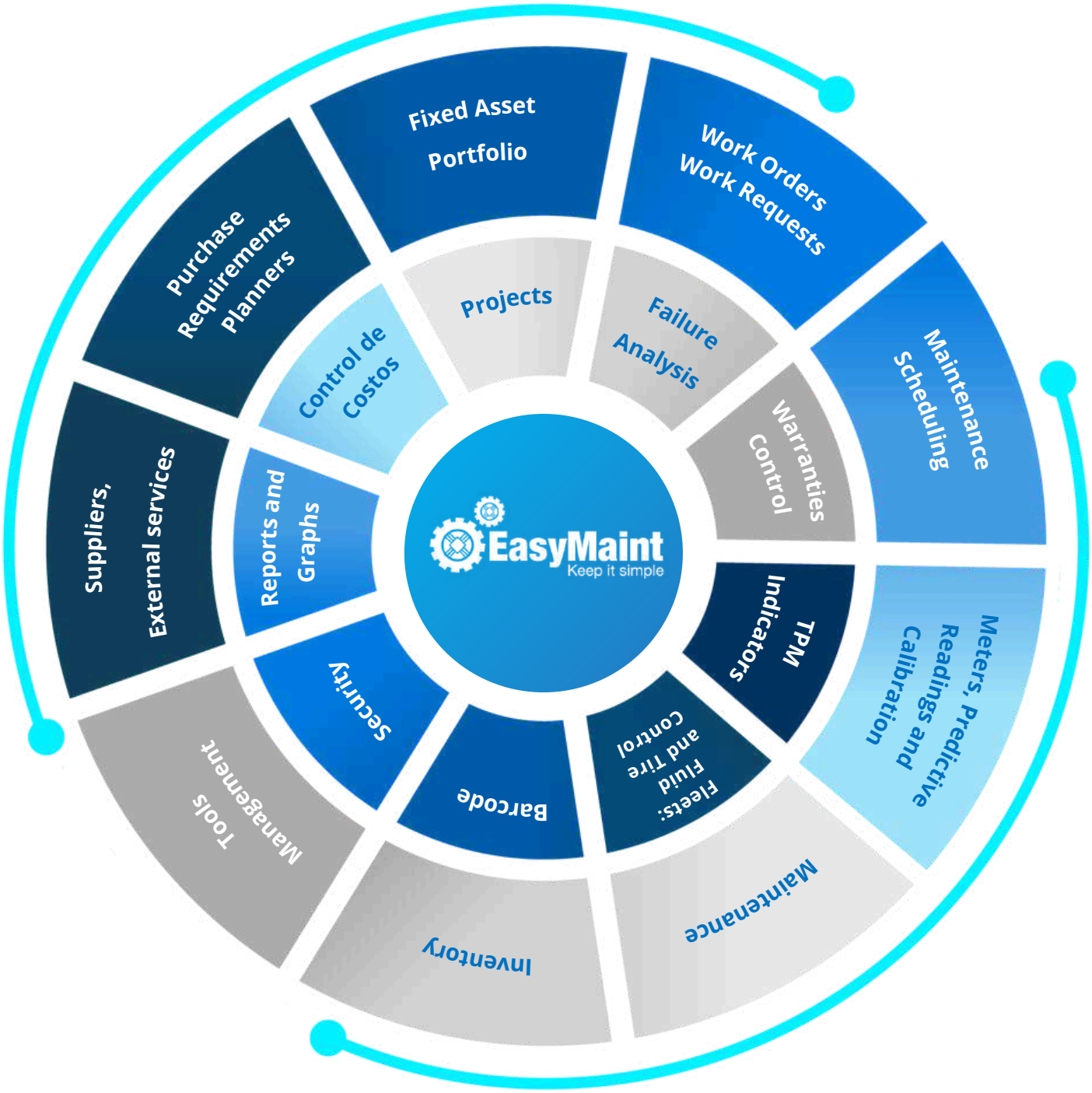
Concept Diagram



Functional Diagram



EasyMaint Modules



Assets

Equipments, Facilities and Vehicles

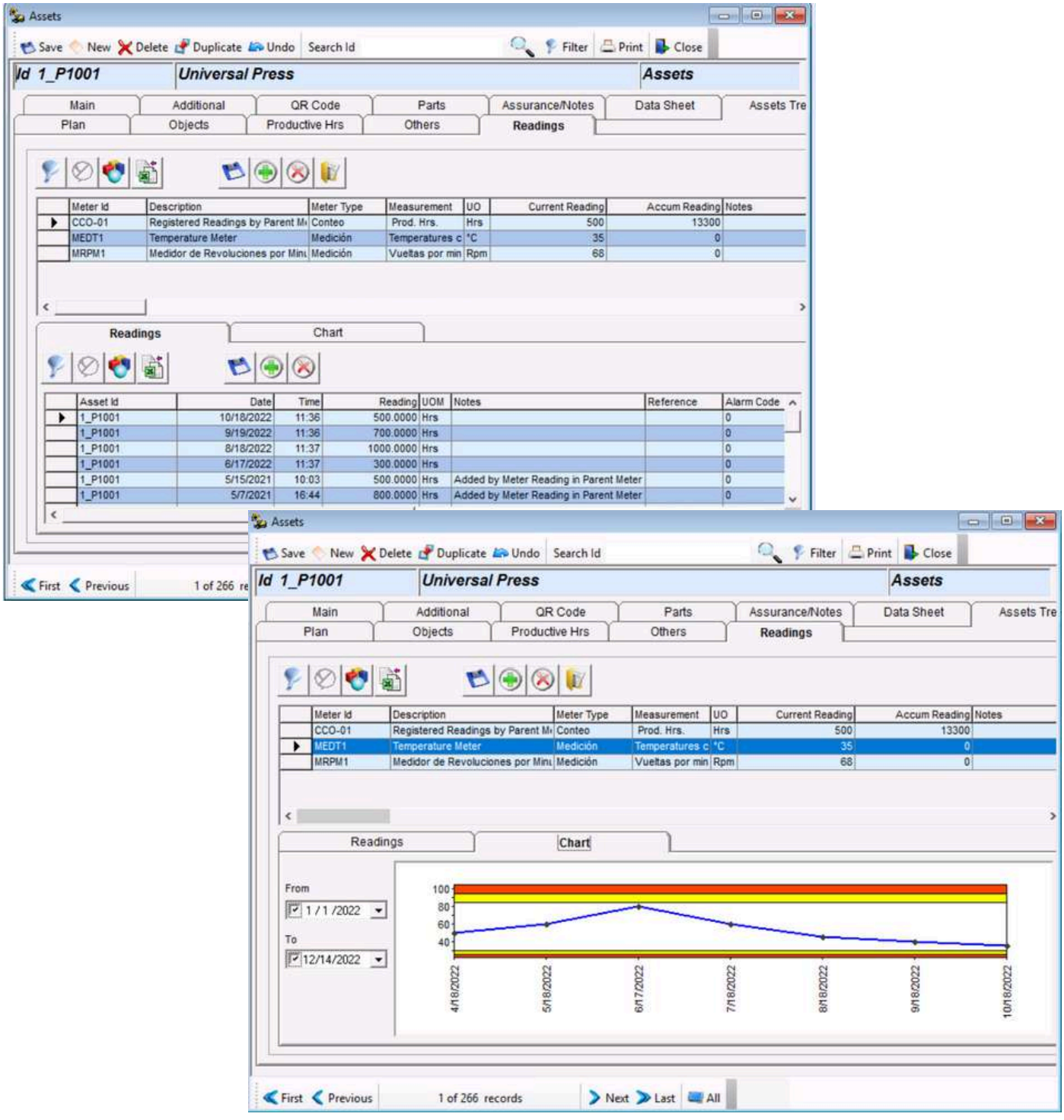
The cornerstone of a Maintenance Management System are the Assets. The main purpose of the EasyMaint Software is to increase the life of Assets by monitoring maintenance cost, improving productivity and ensuring their availability.

It is one of the most powerful and versatile modules of EasyMaint. Not only can standard information be entered, but fields can also be user defined and can be configured for all Assets. Some features of this module is that parts, maintenance programs and planning are associated with assets, as well as Work Orders. You can open and review the Histories of each Asset; Status of the Work Orders and the warranties that exist for the Asset, costs of work orders, and Failure Codes.

The options of the Assets Module are:

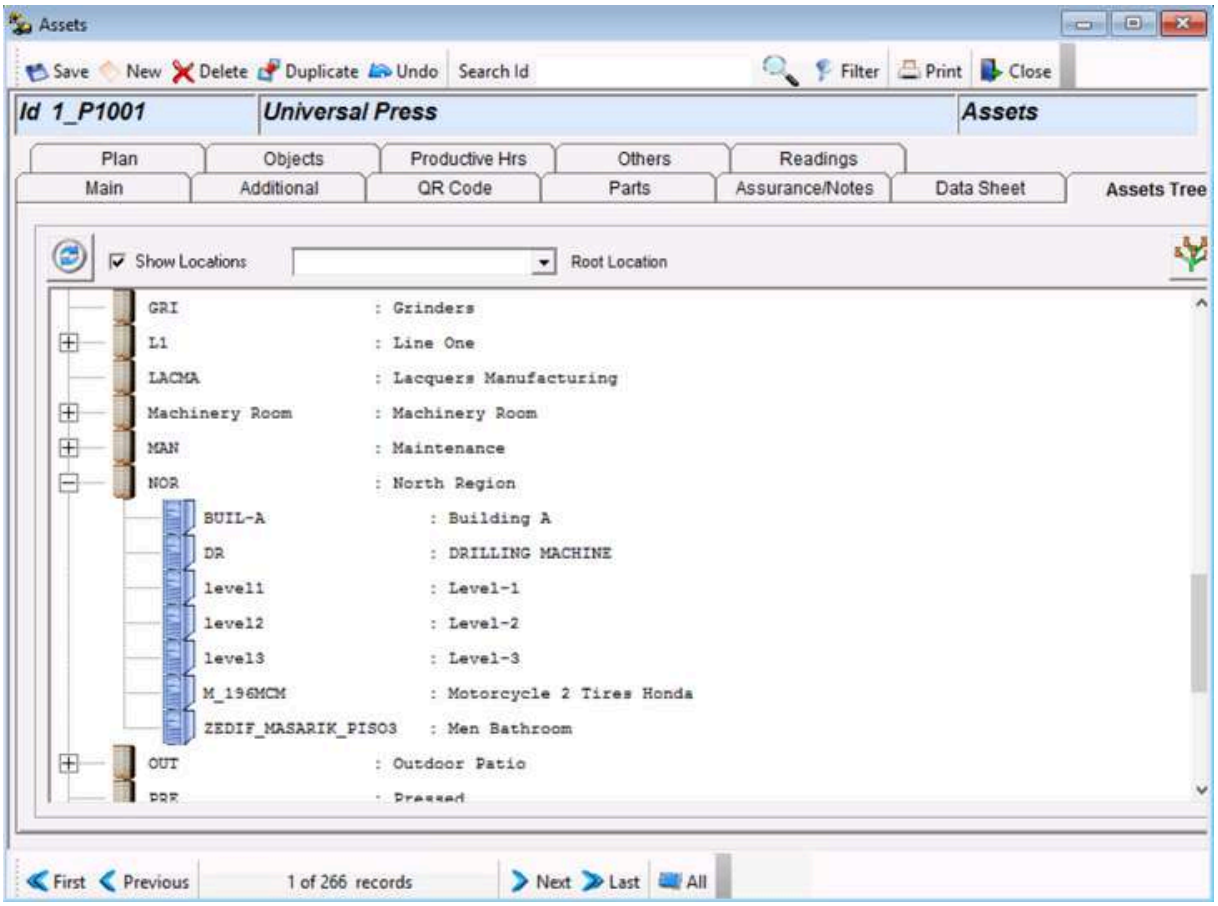
- Assets/ Facilities / Buildings Vehicles
- Suppliers,
- Manufacturers,
- Insurance information
- Asset Types and Location Asset Groups
- Counters, meters and readings

Meters/Thresholds/Readings

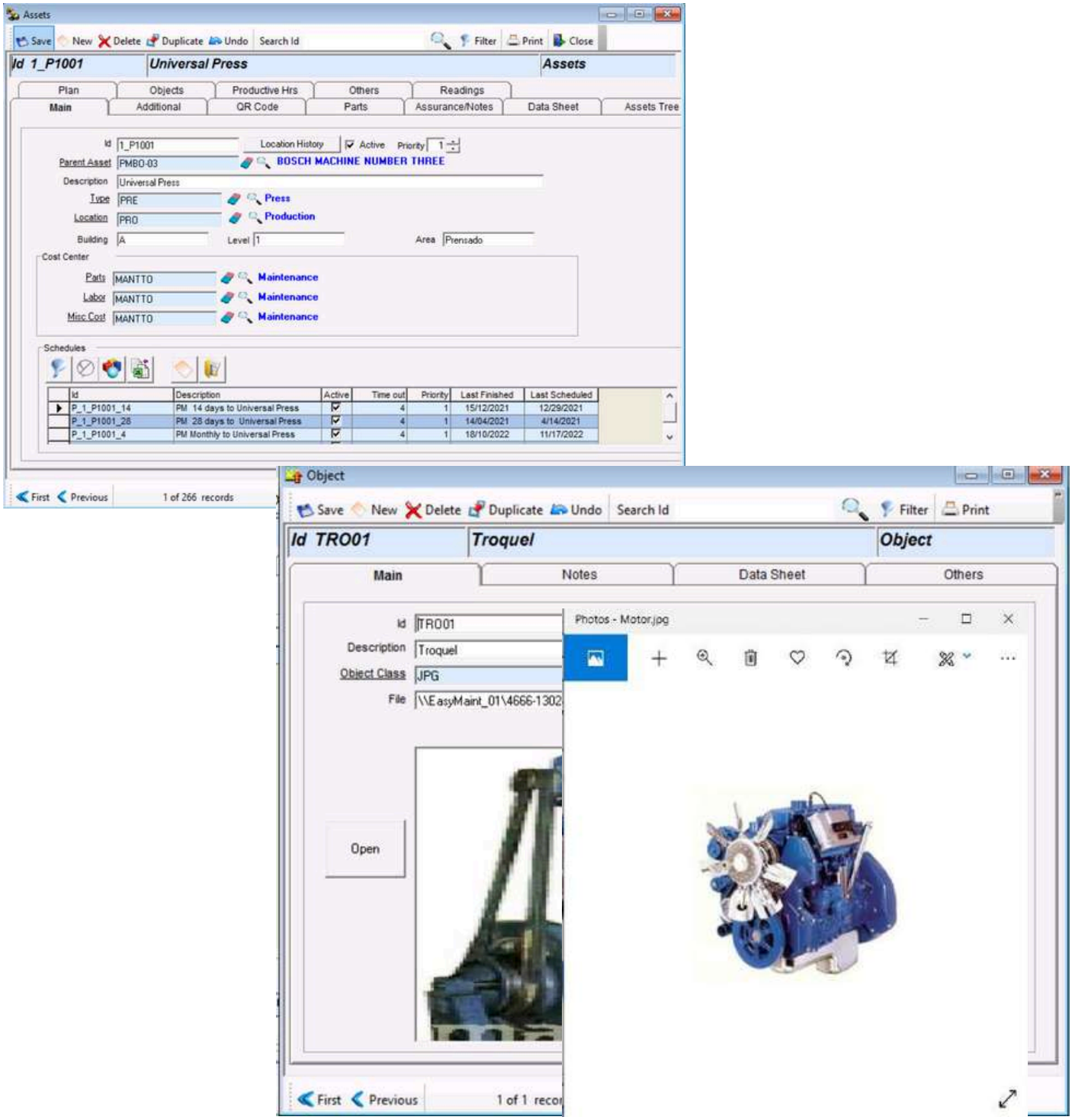


Programs: Hierarchical Tree

With the hierarchical tree you can easily visualize in a tree-like way the structure of the assets, which are parent assets and which are child assets.



General Data/Objects



Programs

- EasyMaint stores and records labor, parts, service, and miscellaneous costs used in maintenance.
- Detailed budget reports present actual spending by cost center compared to the scheduled budget.
- The ability to schedule Work Orders graphically presents the work of the day, week, or month and users can reschedule work orders, assigning labor.
- The user can predefine priority to more easily organize the work orders to be carried out.
- The changes in a Work Order are registered to be audited, the User is shown, the time and the date in which the WO was modified.
- If the assigned warehouse does not have the necessary parts, select another warehouse with stock and use the necessary parts. The downtime record is used for Production and Maintenance Downtime.
- Work Orders can be reopened with special clearance from security
- Project registration with updating of real costs from work orders.

Work Orders

EasyMaint provides a complete system for the generation, administration and reports of Work Orders (WOs).

WO´s can haver a single Asset and a single procedure to define maintenance works or can provide multiple Assets / Equipment / Units and procedures grouping them in a single Master Work Order.

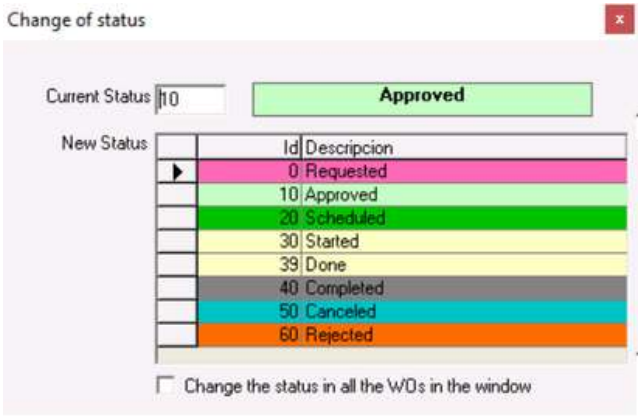
The WO module is very complete and flexible. When we complete a work order, EasyMaint automatically calculates the costs, the actual costs of Labor, Parts and Spares used, External Services, Miscellaneous, Downtime. This module generates alerts or alarms.

WOs are classified by status: Requested, Approved, Scheduled, Started, Executed, Completed, Canceled or Rejected.

It is in this module where all planned and unplanned, preventive, corrective, predictive, improvement and other works are controlled.

The status of the WOs have a color code for quick identification.

You can quickly complete the work order by entering just a few pieces of data, EasyMaint will do the rest for you!



Work Requests

You can create Work Requests notifications or reports through a web page or through the EasyMaint mobile app.

EasyMaint will automatically notify when the request was received, when the work orders were started, finished or executed. Upon receipt of the request, the person designated as a supervisor or administrator will be notified.

• Work requests can be registered from a Call Center that centralizes the function and its follow-up.
• Each user who reports the service request can also register it directly.
o Through the Internet (web).
o Through the Mobile Application.
• The requests are sent to the maintenance department, at the same time the alerts will be displayed in EasyMaint to be addressed.

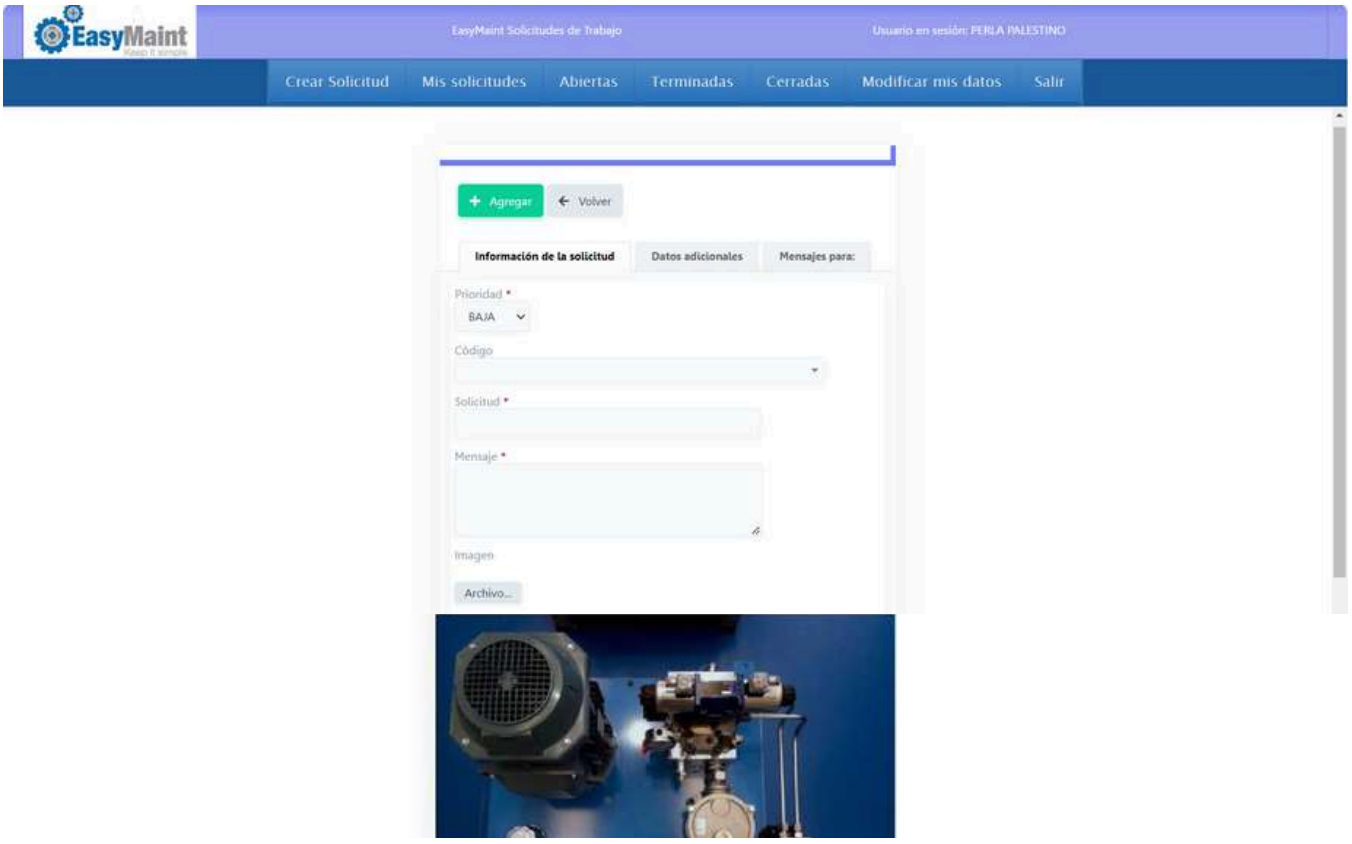
In addition, you can attach images from the Work Request.

Select the possible failure codes from the request to feed the Root Cause-Effect-Impact-Impact failure analysis database (FMEA "Failure Modes an Effects Analysis" / ISO).

Work Orders include information on: Assets, Equipments and Asset Location, the procedure, tasks, parts, estimated labor and any special tools required, and special diagrams and/or images.

• View all planned work orders by day, week, or month in a calendar view.
• Assign parts to the work order automatically and reflect unavailable parts.
• Notify when a work order is covered under a warranty.

* The user defines levels of Faults. You can assign international standard codes as an example, ISO 14224 or other, or customize your own codes.
* Keep track of the notes log and review when a status change occurs. Add new comments about the problem
* Once the work is completed, the service can be rated to measure satisfaction.



EasyMaint Request

With EasyMaint Request you will be able to create maintenance requests from your mobile phone (Android or IOs).

You can report asset failures and follow up on the entire process of your request from the time you register until the service is approved by you.

You will be able to report breakdowns in your equipment and facilities quickly and easily, identify your equipment by barcodes or QR codes and you will be able to add notes, comments and photos to your requests.

You can also send messages to maintenance personnel and when the Work Order is finished you can accept or reject the service.

Maintenance Scheduling

EasyMaint offers a variety of ways to create, edit, and generate work order schedules.

Work order schedules can be generated with different criteria, plus EasyMaint allows you to quickly create a schedule and virtually view the schedule.

If the user at that moment wants to generate the WOs, with a single click it can generate and print them.

You can select all shows or a subset of shows that are about to meet the scheduling criteria.

This is very useful if the Asset fails unexpectedly and you want to do planned schedules along with any repair needs.

MULTPLE WORK ORDERS

Option that combines multiple Assets or procedures in a single Order of Master Order.

INACTIVE SCHEDULE
Specify the days of the year on which the company will be closed. Work orders will not be scheduled for these days

Plant and/or Asset STOP option.

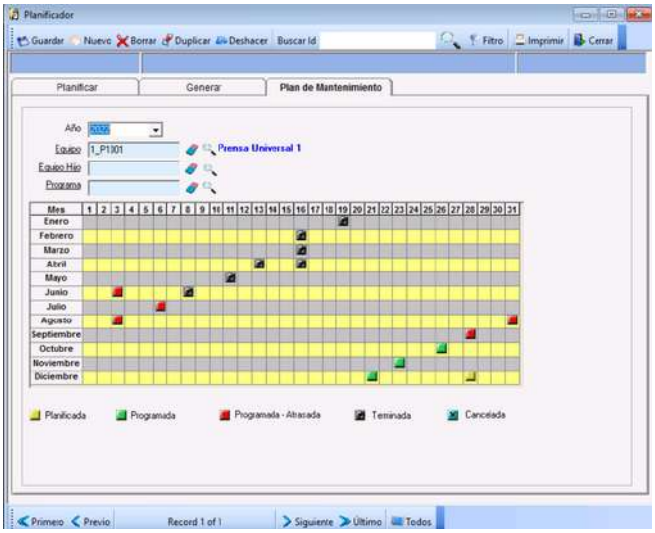
You can identify the period of time that you want to consider for the calculation of average advances of READINGS

AUTOMATIC SCHEDULING

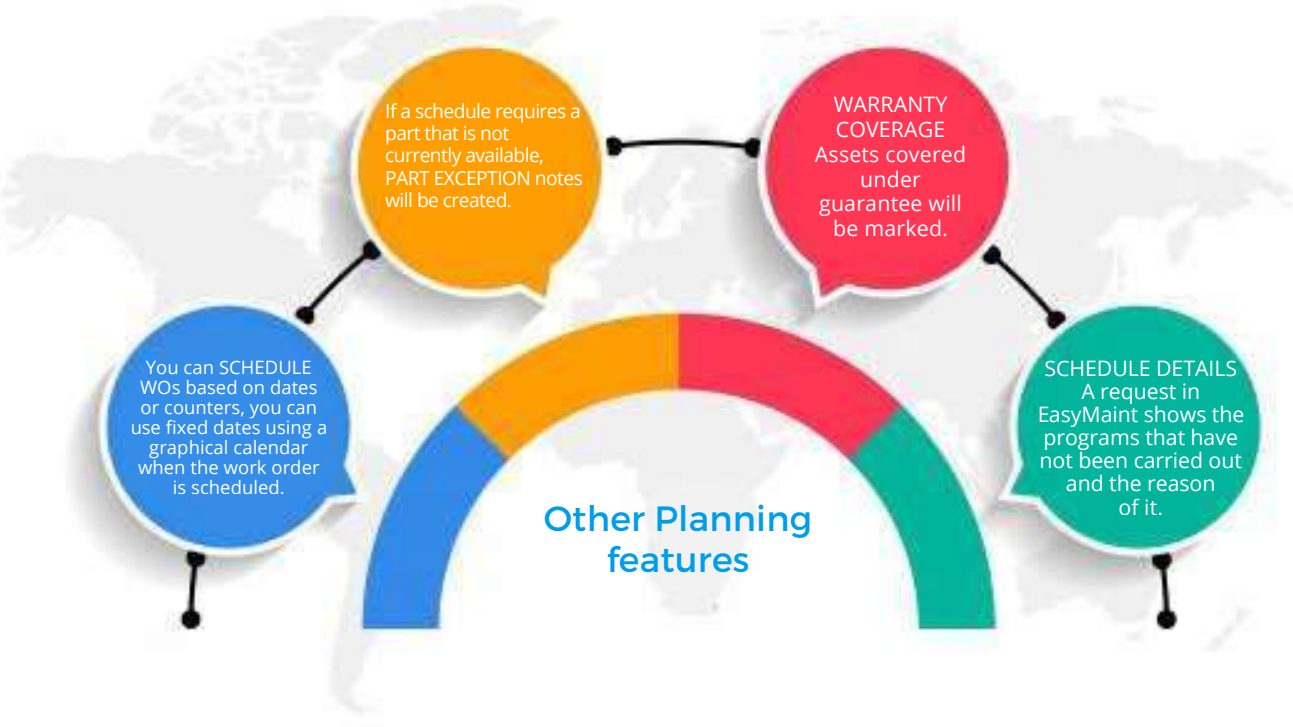
The schedule automatically generates work orders based on:

- Time: days weeks, months or years;
- meter readings;
- the last time a procedure was scheduled or completed.

The user can use a combination of criteria to schedule the works.
By scheduling preventative maintenance routines, your organization will begin to reduce downtime, lower cost of failures and repairs; and have more effectiveness in the administration of labor resources.



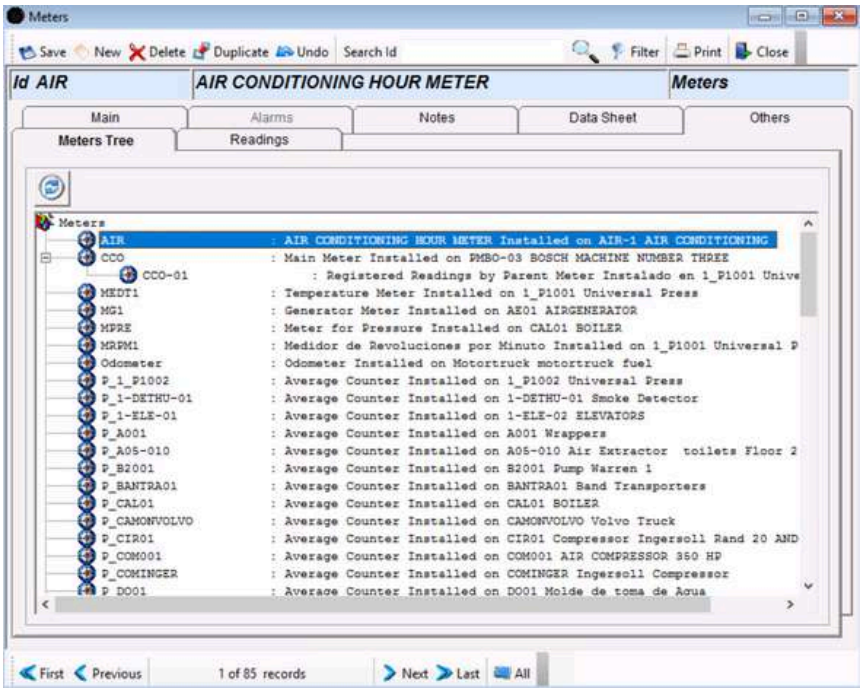
The calendars are automatically calculated and can be displayed graphically.



Meters, Predictive Readings and Calibration

Maintenance departments rely on work orders to ensure that work is done in an efficient and timely manner. There are assets in which planning must be done by means of a built-in counter, for example units that have an odometer (miles), their preventive maintenance is carried out when they meet a certain frequency of kilometers.
Another case is the maintenance that derives from the inspections and the readings collected from meters controlled by minimum and maximum operating thresholds, for example pressure, temperature, pipe thickness, vibration, viscosity meters, etc.

EasyMaint creates one or several events to perform maintenance activities, managed and controlled by work orders.
The readings can be fed manually or by importing readings from SCADA systems, PLC's and other sensors. EasyMaint triggers events to generate work orders, alarms, alerts, notifications by email or text messages.
The meter tree can establish that the entry of a single reading to a parent meter can trigger other events in the child meters, that is, create different activities in the child meters depending on the thresholds defined at that level.



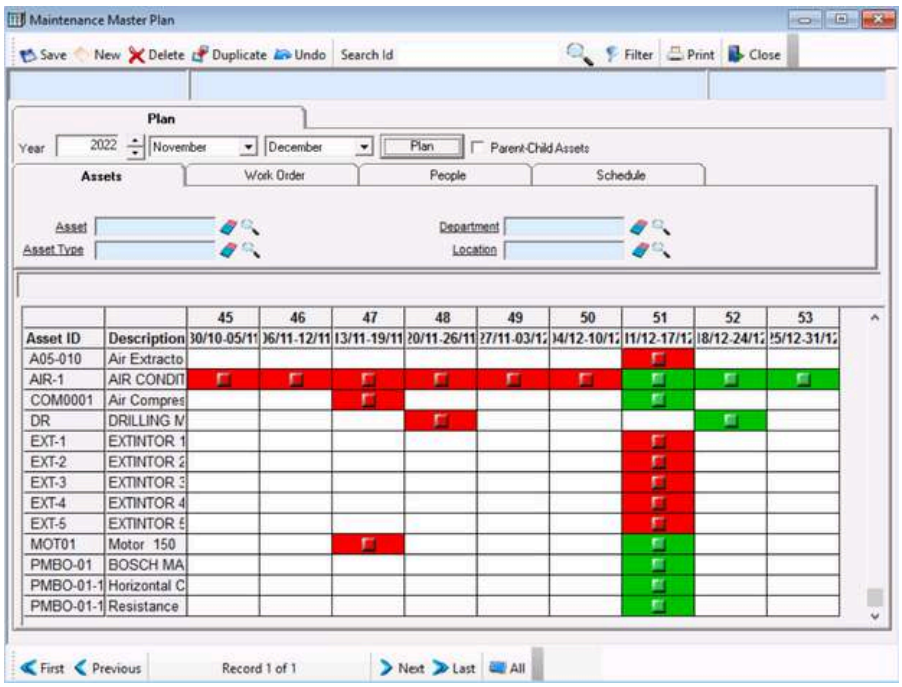
Maintenance Master Plan

The Maintenance Master Plan is a very powerful tool that allows you to quickly and agilely view the status of all works. The works are represented by color codes that indicate the status of the Work Orders, grouping them by each of the 52 weeks of the year.

From the Maintenance Master Plan window we can access the work orders of an Asset or of multiple assets at the same time; a week or several weeks at a time.
For the consultation of the Maintenance Master Plan, different filters have been arranged that allow us to quickly locate a set of works and reach all the details of the WOs to verify their information.

Some of the filters are:

- View all works.
- Filter by asset, Type of asset, department, location.
- Those that require plant or asset stoppage.
- Filter by Status, Cost Center, Parent-Child Assets.
- For labor resources.
- By program, procedures, supervisor or WO Type.



Parts and Materials Inventory

The Parts and Materials features of the Inventory module are designed to give you all the information you need to manage multiple warehouses and storage sites optimizing and making storage more efficient and reducing costs. The Entities options allow the user to decide the location of the warehouse that is going to be predefined to speed up the capture.

The elements installed in a Asset can be tracked, to whom it was delivered, in which WO it was used, among others. Look for parts in your company or in any corporate company. Search for parts by many criteria including ID, Description, Manufacturer, Seller, etc.

The Entities option allows the user to decide if the storage locations are valid.

Physical inventory

The Physical Inventory process makes counting parts faster and easier. You can create a parts list based on a combination of part criteria (ABC Code, warehouses, locations, etc.) print the list, count the parts, and quickly enter the count into the system

Multiple Warehouses / Multiple Locations

EasyMaint maintains and manages multiple warehouses. A part can be stored in different warehouses or warehouses. Each warehouse or warehouse can have any number of locations, and the same part can be stored in more than one location. You can transfer parts between locations and the warehouse.

EasyMaint also manages inventory from multiple Entities, you can search for a part in different warehouses. The system will tell you which warehouse it is in, and how many parts are available.

Other Parts and Inventory Features

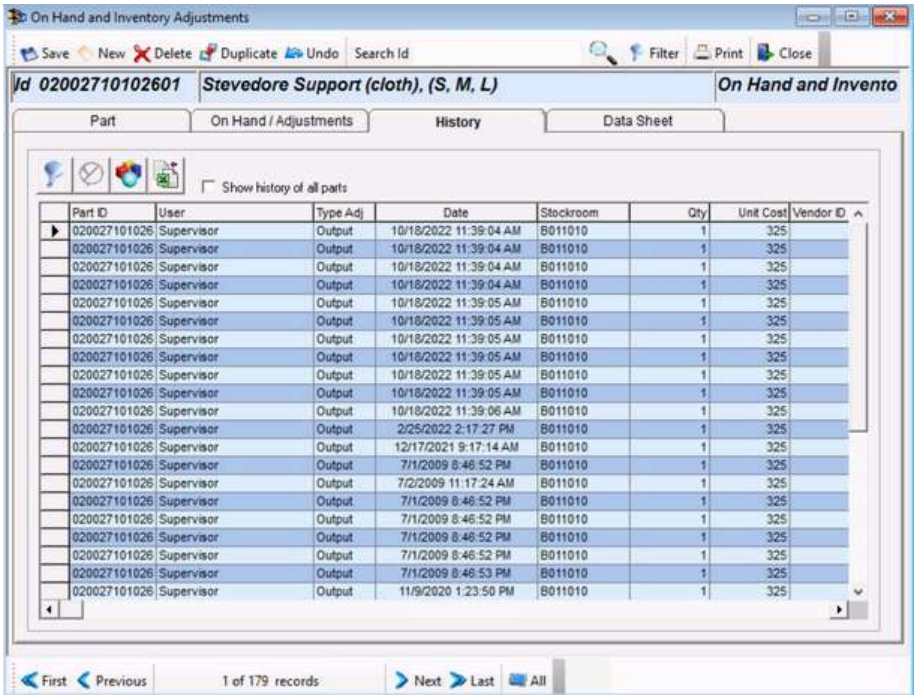
• Parts can be associated with any number of Suppliers, Unit Manufacturers, Resources, Replacements, and Attachments.
• Hazardous material can be marked.
• Verification of totals for received and issued parts.
• Notification of shortage of parts.
• The number of sold out pieces is recorded.

Inventory Adjustments

With EasyMaint's Inventory system, every quantity, location, or cost change is recorded that can be reviewed later to see exactly how the parts have been used.
Use the barcode module to quickly enter inventory movements. Multisite Parts Maintenance. Transfer parts from one site to another or search for parts on other sites in your organization (according to the security allowed).

Create Adjustments – Enter parts on orders, parts received, or parts set aside for work orders. Enter a supplier's quote or the unit cost of a part.

Review Adjustments – For auditing purposes you can review all adjustments made to inventory. In this way you will be continuously informed about which parts have undergone adjustments, where the adjustment has been, when it has occurred and by whom.

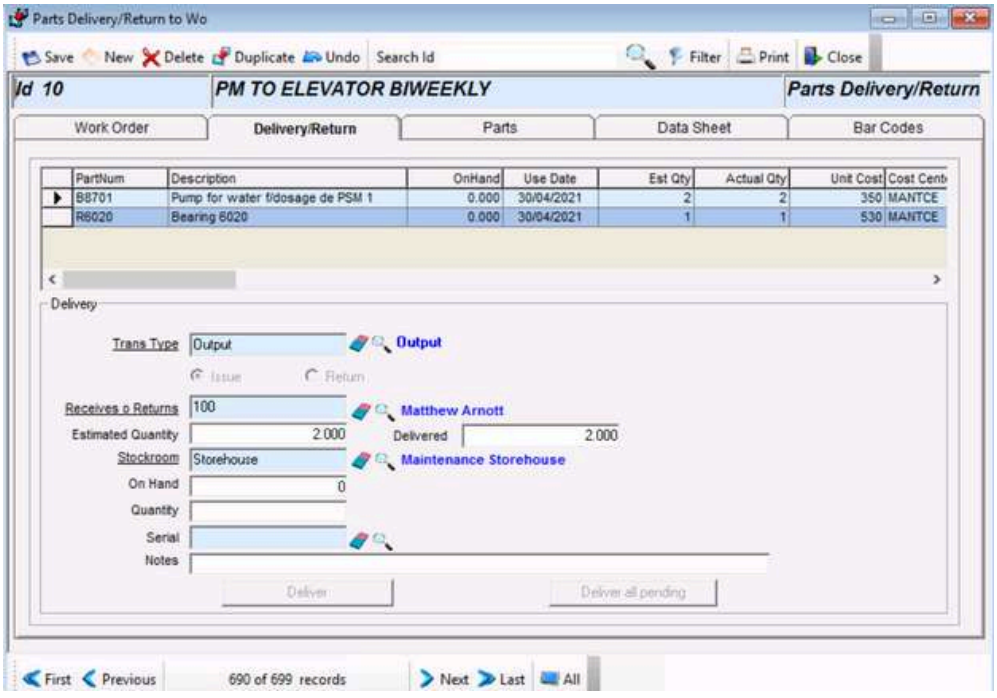


Tools Management

EasyMaint provides a module for the control of tools assigned to maintenance resources. Tools warehouses can be defined for classification.

The employee or contractor can request the tools from the tool store. Warehouse personnel deliver the requested tools and record who they were delivered to and print a report for the responsive signature and receipt.

The tools are returned to the warehouse and the movement of entry and availability is recorded.



Labor Resources,
Suppliers and External Services

Labor resources can be internal and/or external, EasyMaint classifies the information of each resource by specialty, department, shift, hours. Supplier services can be predefined in a catalog, organizing the services provided by each contractor.

- Include internal/external labor to Work Orders.
- EasyMaint calculates and adds the labor costs associated with the total cost of each WO.
- Include the number of hours and employees who performed the work in the WO.
- Enter non-working time (training, meetings, etc.) to assign works based on actual capacity.
- Sort by Department, work level, and trade.
- Define pay types (overtime, double time, etc.)
- Save hours to the employee record and automatically see how work time assigned to a WO is spent.
- Track and compare actual work hours to establish estimates.

EasyMaint provides a tool to assign works based on labor availability. EasyMaint performs all the calculations and considers the unavailable time of the resources, either because they have already been assigned some work or due to incidents such as vacations, courses, meetings, illness or others.

Planning and Purchase Requirements

An important part of the Inventory Module is the issuance and tracking of requisitions and purchase orders. The EasyMaint purchasing system is designed so that purchase orders are automatically generated according to needs, through the reorder method specified in the part catalog or by planning based on the demand for scheduled works.

Parts can be placed on purchase orders in one of three ways:

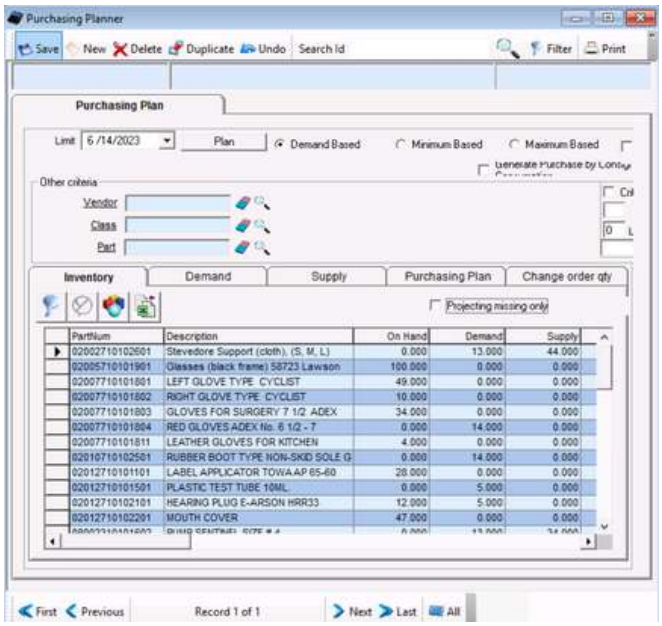
- Generated by EasyMaint when based on the new order (reorder) method.
- Generated by EasyMaint when using the demand-based requirements planning method.
- Manually entered in the purchasing module

If you need to pass your purchase request to a Purchasing Department or take the purchase order process, the system can be adapted to any of the modes of work.

Reorder alert reports show what exactly needs to be ordered, including parts needed for work orders, with this list EasyMaint can automatically create purchase orders.

The purchase planning module will help us to make our purchases at a desired horizon, based on the Demand or Reorder (Maximum or Minimum).

EasyMaint quickly reviews what is in inventory, how many parts works are requesting, what purchases of the same parts are in transit, and determines if a requirement needs to be placed to meet demand.

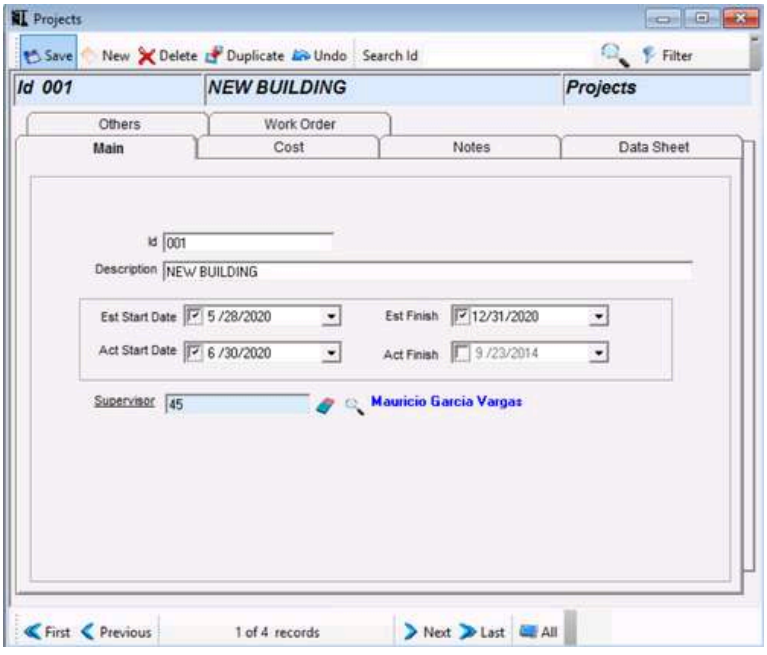


Projects

In EasyMaint, the Projects are considered a group of works to be carried out for maintenance of the Assets, for example: expanding a building, setting up a new production line, changing the corporate image of a fleet, among others.

The budget can be designated for a project and the actual costs can be updated with the work orders or other costs that are associated with the project.

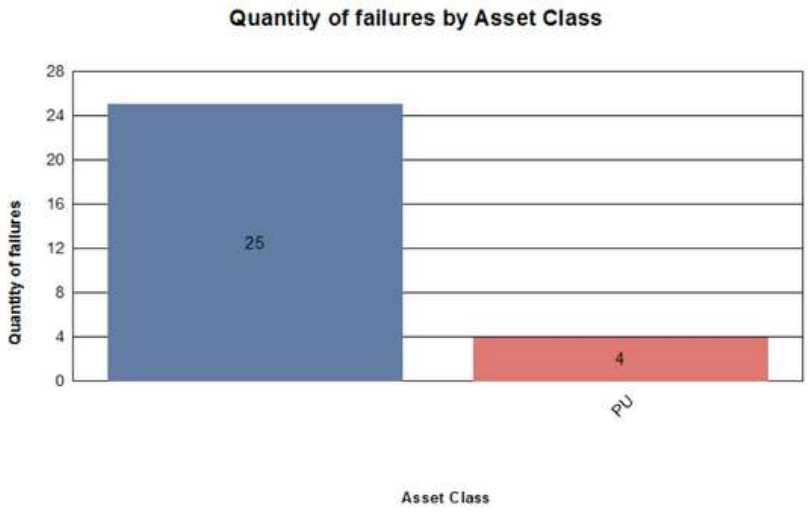
•Plan the budget, actual hours, and accrued costs for the project.
•Link schedules and work orders to projects.



Failure Analysis

EasyMaint allows to generate a history of failures for the Root-Cause analysis, its qualitative and quantitative Effects and Impacts are registered; the severity of the event is classified, for which catalogs of these concepts can be defined.

EasyMaint considers the definitions provided by RCM, FMEA and ISO 14224 techniques and others.



EasyMaint feeds the history of failures throughout the entire process administration of maintenance, from the moment a report of failure is requested by someone, the Request module records important information from the beginning of the problem. The information record of the work carried out to correct it is complemented in the WO.

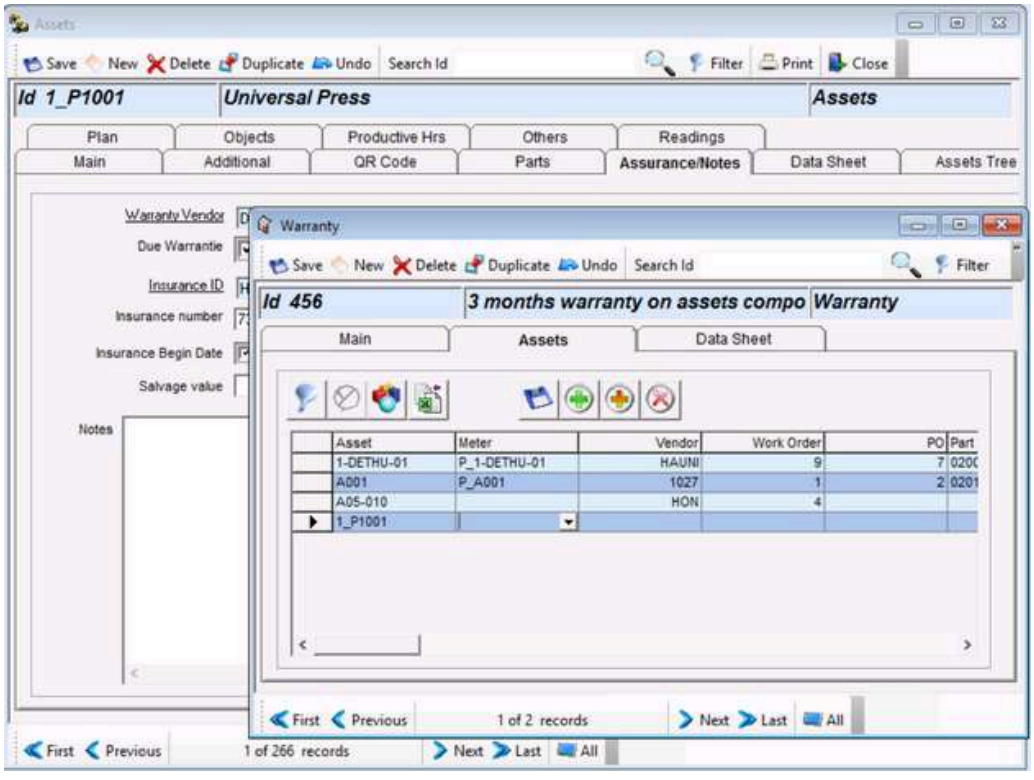
For your analysis, EasyMaint has multiple graphs, reports and a detailed summary, which can be filtered with multiple criteria. It also offers the facility to export the history to other tools for statistical analysis for failure prediction such as Weibull techniques.

Warranty Management

Warranty Management is very important for cost reduction, certification and evaluation of suppliers, contractors and manufacturers.

In EasyMaint the warranties of assets, services, spare parts and parts are managed.

The warranties can be by time or by the control of meter readings, or a combination of both criteria, for example 2 months or 1000 hours, whichever comes first.



TPM Maintenance Indicators

The maintenance indicators Availability, Mean Time Between Failures (MTBF), Mean Time To Repair (MTTR), and downtime due to failure are calculated automatically. Filters can be defined to calculate for the entire plant, production line, work area, by asset or other concept.

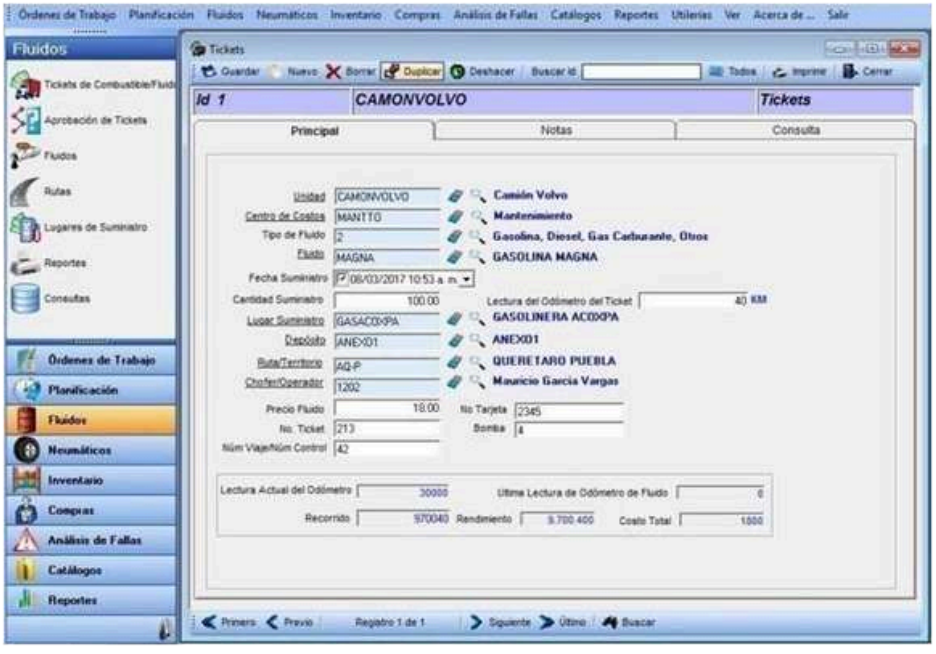
Other maintenance indicator charts can be created through the Crystal Reports tool.

Fleets. Fluid Control

For those companies that need to control their vehicle fleet, EasyMaint provides a module for the management of fuel and other fluids.

The supply of fluids is done through the registration of tickets. The consumption, performance and maintenance costs of the vehicle fleet are calculated automatically.

If the company has its own tanks for the supply of fluids, this module is fully integrated with the Inventory and Purchasing Modules.



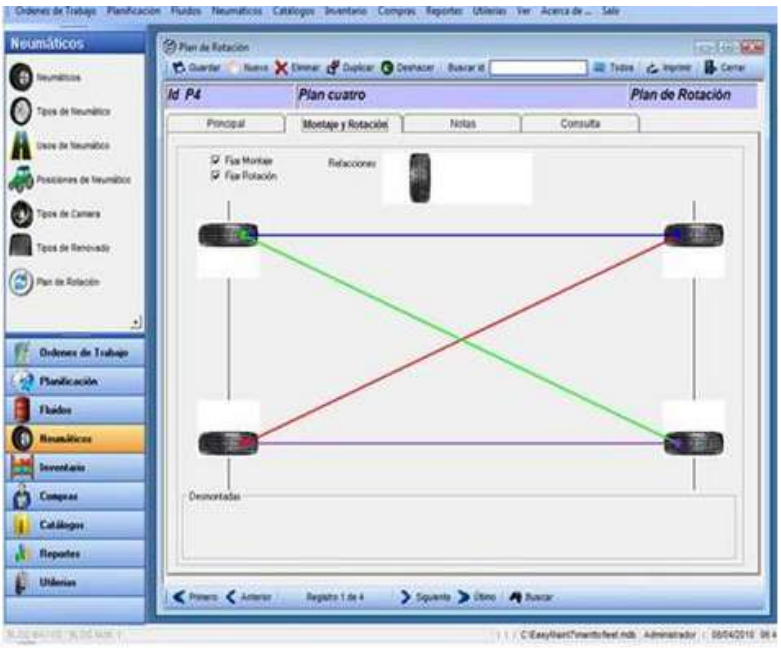
Fleets. Tire Control

EasyMaint also provides a module for tire monitoring.

Wheel mounting and rotation templates can be defined. The control of the mileage of each wheel is automatically calculated from the record of the journey in the fuel ticket.

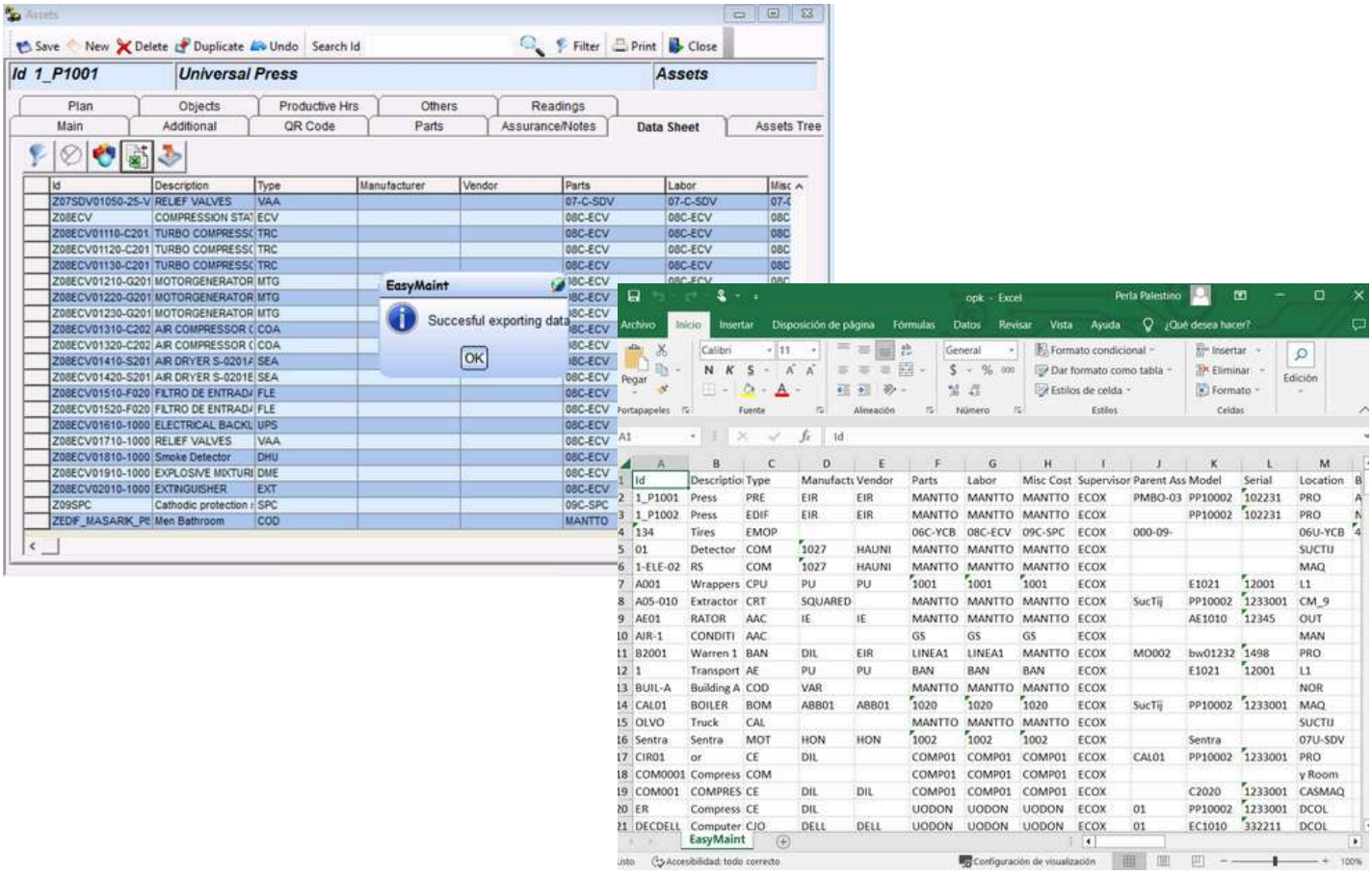
Likewise, the wear of each tire is controlled by recording its depth. This module is fully integrated with the Work Orders, Inventory and Purchasing Modules

*In addition, EasyMaint has the possibility of incorporating VMRS (Vehicle Maintenance Reporting Standards) codes throughout the maintenance process.



Information Export

EasyMaint provides a tool to parameterize queries in datasheets and register them within the menu. The information can be exported to excel so that the user has the possibility of carrying out other operations such as personalized reports and graphs or importing the data to ERP or other systems.



Barcode

EasyMaint Barcode Features

It allows the registration of materials through Bar Code Readers or QR Codes.

- Delivery of parts to Work Orders
- Receipt of Purchase Order Parts
- Physical inventory
- Inventory adjustments

Abesoft Technologies

ORDEN DE TRABAJO 262

MP de 14 días a Prensa Universal

Equipo:	1_P1001	Prensa Universal		Fecha:	26-nov.-2017
Programa:	P_1_P1001_14	Documento:		Estado:	Programada
Proc:	PQUIPRE	Procedimiento cada 14 días a Prensa		Tipo de OT:	MP
Ubicación:	PRO	Producción		Prioridad:	1
Edificio:	Nave Uno	Nivel: PB	Área: Prensad	Supervisor:	VIVEROS
Serie:	102231			Pedidad por:	
Modelo:	PP10002			Teléfono:	Ext.:
				Experiencia:	Técnico
				Parar Linea	No Parar Equipo Si

MANO DE OBRA

Id Oficio	Oficio	ID M. O.	Mano de Obra	Horas Est	Horas Normal	Horas Ext	Horas Doble	Otras Horas
MEC	Mecanico	1000	Rolando Coellar	4.00				
AYU	Ayudante de Mecanico	ADB101	Alejandro Diaz Bazan	4.00				

PIEZAS

ID Pieza	Descripción Pieza	Ubicación	Cant Estimada	Cant Real	Precio Unitario	Fecha de Uso
02002710102601	Faja tipo estibador (tela), (CH, M, G)	B011010	1.00		225.00	26/11/2017
08002310101602	Bomba sentineltamaño # 4	ALMACEN	1.00		125.00	26/11/2017
ACEITE	Aceite	ALMACEN	8.00		125.00	26/11/2017

Security

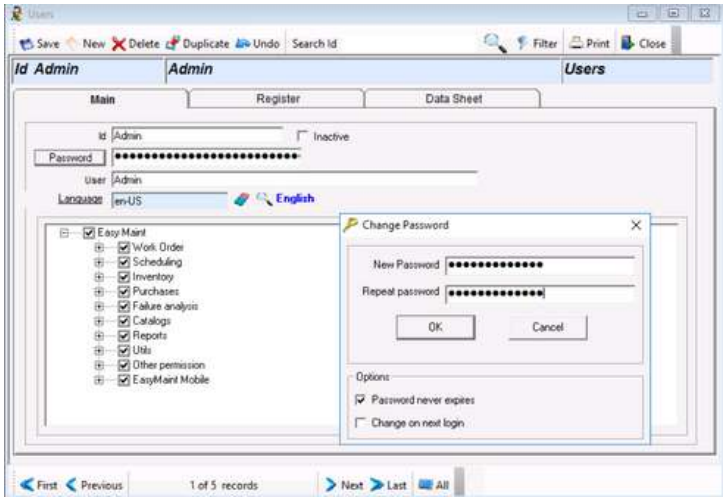
The security of a maintenance system is of the utmost importance for companies that are certified by quality systems such as ISO, OSHA, QS, FDA, among others, which require policies for the use of secure passwords, periodic password renewal, assignment of privileges for each user according to their function, electronic signatures, among others.

EasyMaint provides 3 methods of managing access and user control. The company can choose which of these best applies to them according to their internal policies.

SECURITY PRIVILEGES CONTROLLED BY WINDOWS.
The username and password is controlled by Windows

SECURITY PRIVILEGES CONTROLLED BY EASYMAINT.
The username and password is only controlled by EasyMaint

SECURITY PRIVILEGES CONTROLLED BY EASYMAINT AND THE DOMAIN SERVER, WINDOWS ACTIVE DIRECTORY.



Las empresas con políticas de seguridad más restrictivas utilzan este método, sin embargo es necesario que EasyMaint esté instalado bajo la plataforma de base de datos, Microsoft Access y SqlServer. El usuario, la contraseña y el acceso a la base de datos la controla el Servidor de Dominio, Active Directory de Windows. EasyMaint controla los privelegios funcionales para cada usuario.

More than 150 Reports,
Graphics and Others

EasyMaint provides more than 150 predefined reports that will help you analyze each stage of your company's maintenance process, giving you the necessary tools for decision-making to improve company profitability, product quality, customer service and the safety of its facilities and its personnel. Additionally, it allows you to establish a continuous improvement program within your organization.

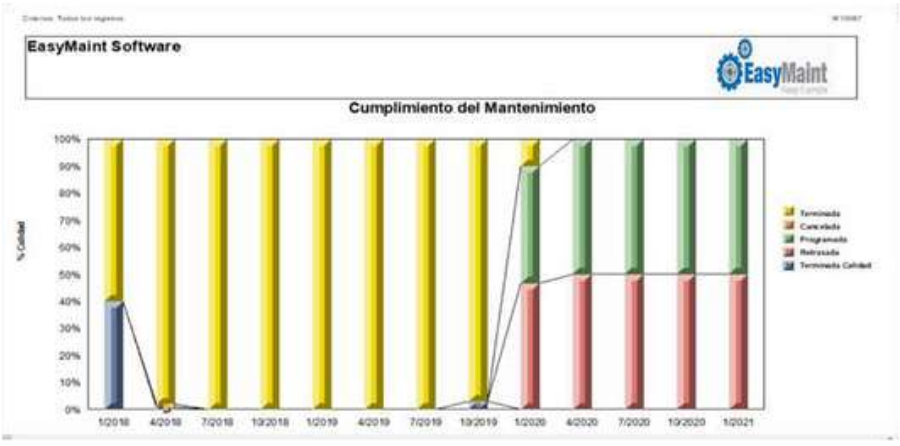
One of the most important reasons to use a system like EasyMaint is the ability to collect and analyze information about your maintenance activities and costs.

Reports and graphs can be assigned the client's logo and footer codes for compliance with quality standards of ISO, QS, FDA, etc.

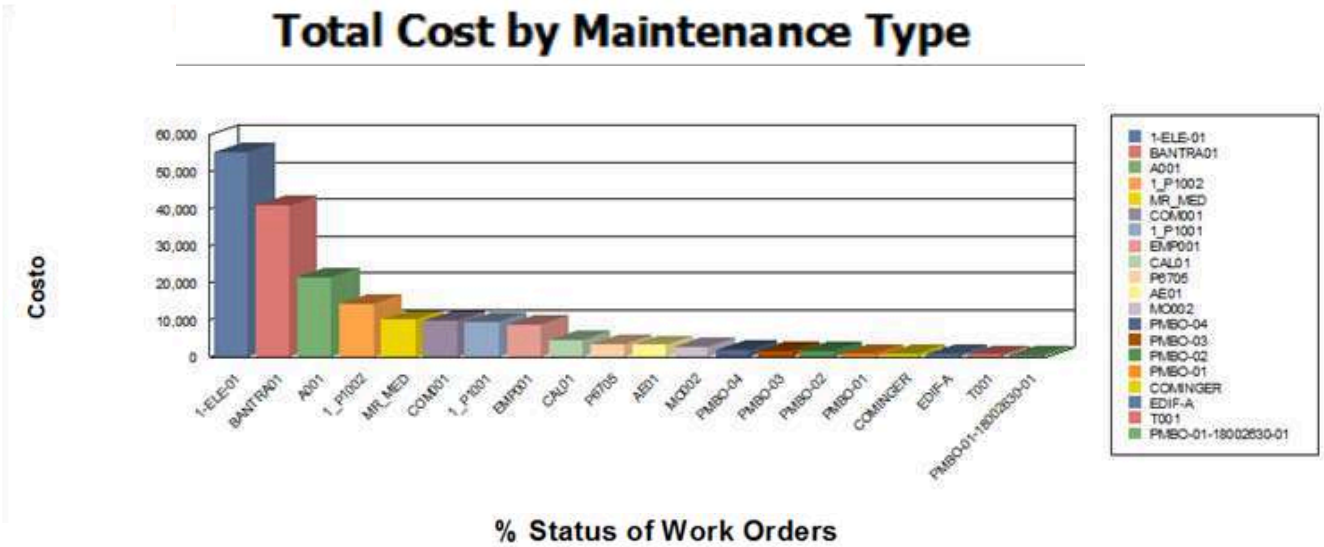
With Crystal Reports version X or XI, you can modify them to meet your exact needs. You can also create your own reports.

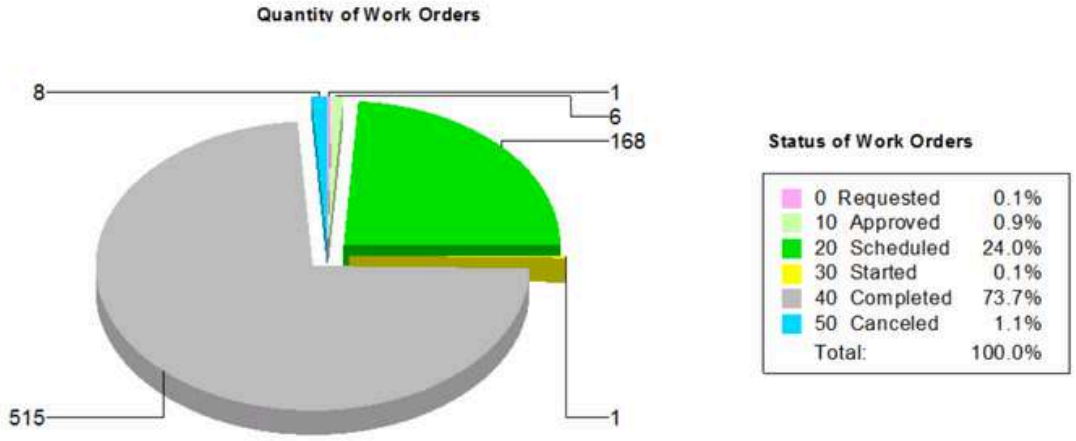
After selecting a report or chart, with EasyMaint you can query the database for only the specific information you need. Likewise, you can review a report or chart before printing, faxing, or e-mailing it.

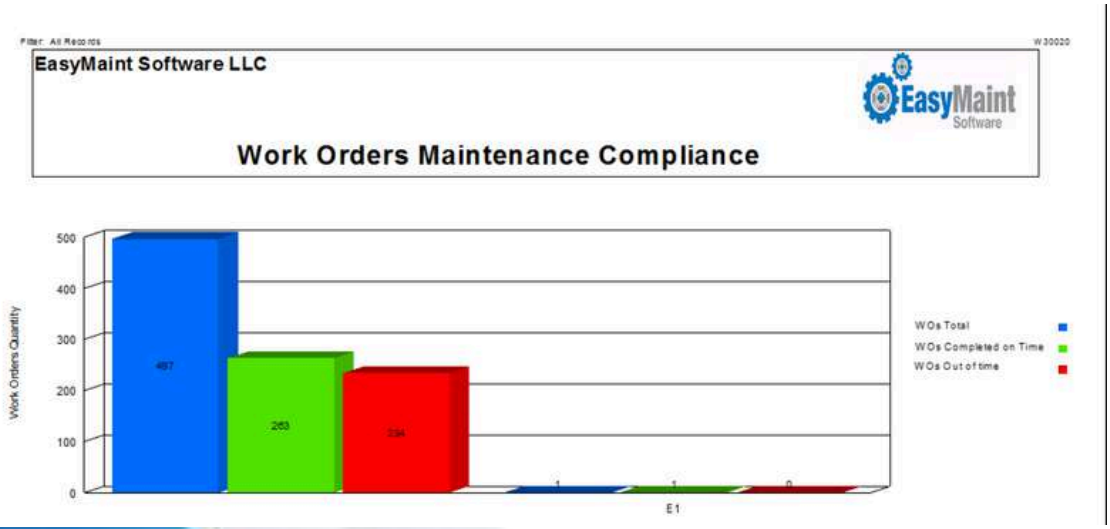
You can also save the report as many common files including HTML, Word, Excel, text and others.



Some reports...







Additional services

Annual Subscription for Update, Maintenance and Support (SAAMS)

Includes unlimited phone and internet support, program updates and upgrades.
Updates and New Versions of the EasyMaint Software from the Web.
Remote access to your computer for more efficient support.
Quick response – Talking to real people.
Unparalleled Customer Support, 80% of calls are resolved in approximately 2 hours.
Full knowledge of the product.

Professional services

Assessment of the on-site maintenance area

Analysis of current maintenance practices and needs. A project plan will be created with the detailed steps necessary for any initial EasyMaint implementation or continuous maintenance improvement audits.
Help with installation. Abesoft Technologies will advise you on the installation and configuration of EasyMaint. Help in implementation. Abesoft Technologies will provide your staff with specialists who advise you during the planning and execution of EasyMaint.
Training. Various types of training are offered to ensure that your staff are fully aware of the implementation and use of EasyMaint.

Data migration

Abesoft Technologies experienced migration specialists can migrate most of your old application data. This decreases data entry time when installing EasyMaint.

Custom Modifications.

EasyMaint has many features and functions that are fully customizable, if your company has a need for specialists or interface requirements, Abesoft Technologies developer specialists can perform these modifications.

EasyMaint is a very complete system, very powerful and with many functions to satisfy the most demanding requirements of the industry. This document only shows some features of EasyMaint. Please consult us and our experts will be able to provide you with the best solution for your company.

For more information about EasyMaint please call our corporate office at +52 55 5671 9090, +52 55 5671 9318 email: info@easy-maint.net Website: https://www.easy-maint.net

Additional Modules

EasyMaintTPM

Facilitates the use of "touch-screen" devices for quick feedback on work orders.

Helps you implement autonomous maintenance within your organization. It allows each user to review the assigned tasks personally.

EM Messenger Server for alert messages and actions via E-mail and text messages

Use devices, mobile phones, text messages to receive alerts generated by EasyMaint.
Create work requests from an E-mail or from a mobile phone.
Send work orders to the mobile phones or Emails of suppliers or labor resources.
Keep your clients informed of the status of their works.
Update work orders from your mobile phone.
Receive an alert when the stock level of a critical material has dropped below the minimum.
EasyMaint can receive alerts from SMS devices when the measurements of your assets go out of the allowed thresholds and execute some action.

EM2ERP Interfaces con ERP's

Interface EasyMaint with your ERP system. The interface will consult your ERP database, likewise it will update the necessary information in EasyMaint: codes, descriptions of materials, stocks, costs, suppliers and other data. It will also generate requirement alerts to the purchasing area for replenishment.
Applies to all ERP's where SQL queries can be made to the databases, for example: Ms SQL Server, Oracle, Ms Access, among others.

EasyMaint Barcode (optional module)

Use barcodes for quick data entry for inventory, purchases, and work orders.

Some of our customers