



Brown Facilities Management

Mobile Work Order Management & Preventive Maintenance

Presented by:

Monty Combs

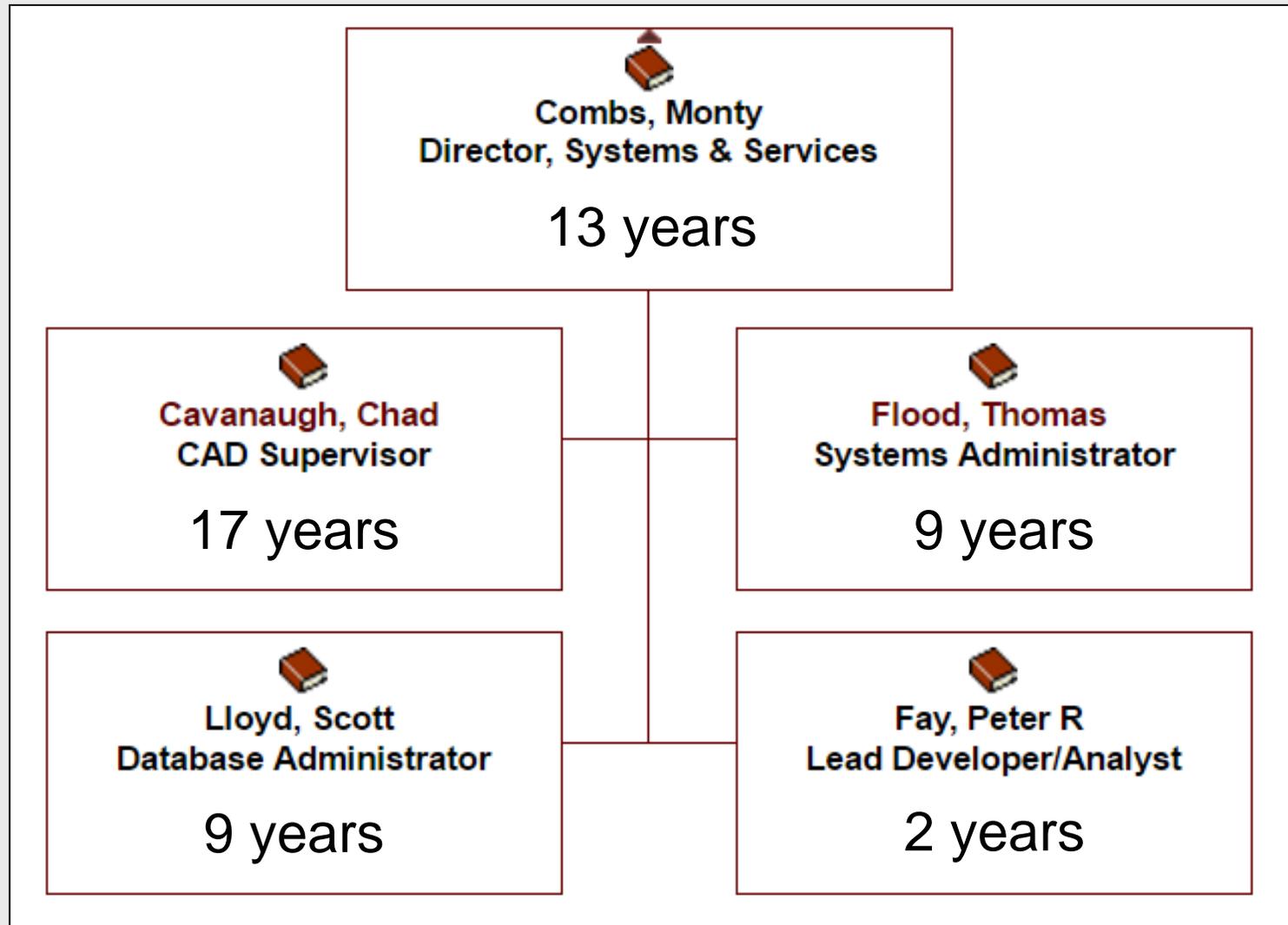
Director of Systems & Services

Brown University - Facilities Management

May 2016



Systems & Services Staffing





About Brown University

Located in Providence, RI

- Founded 1764
- 242 Buildings (110 Houses)
- Campus 154 acres
- 6.9 Million Gross Sq ft





About Brown University

- 6,320 Undergraduates
- 2,230 Graduate
- 523 Medical
- **9,073 Total**

- 731 Faculty
- 4,674 Staff
- **400 FM Employees**





About this Presentation

- Focused primarily on FM OPERATIONS
- Mobile – the great enabler – tying it all together
- Demo mobile app (Equipment and PM focus)
- Overview four projects

**Preventive
Maintenance**

**Document
Management**

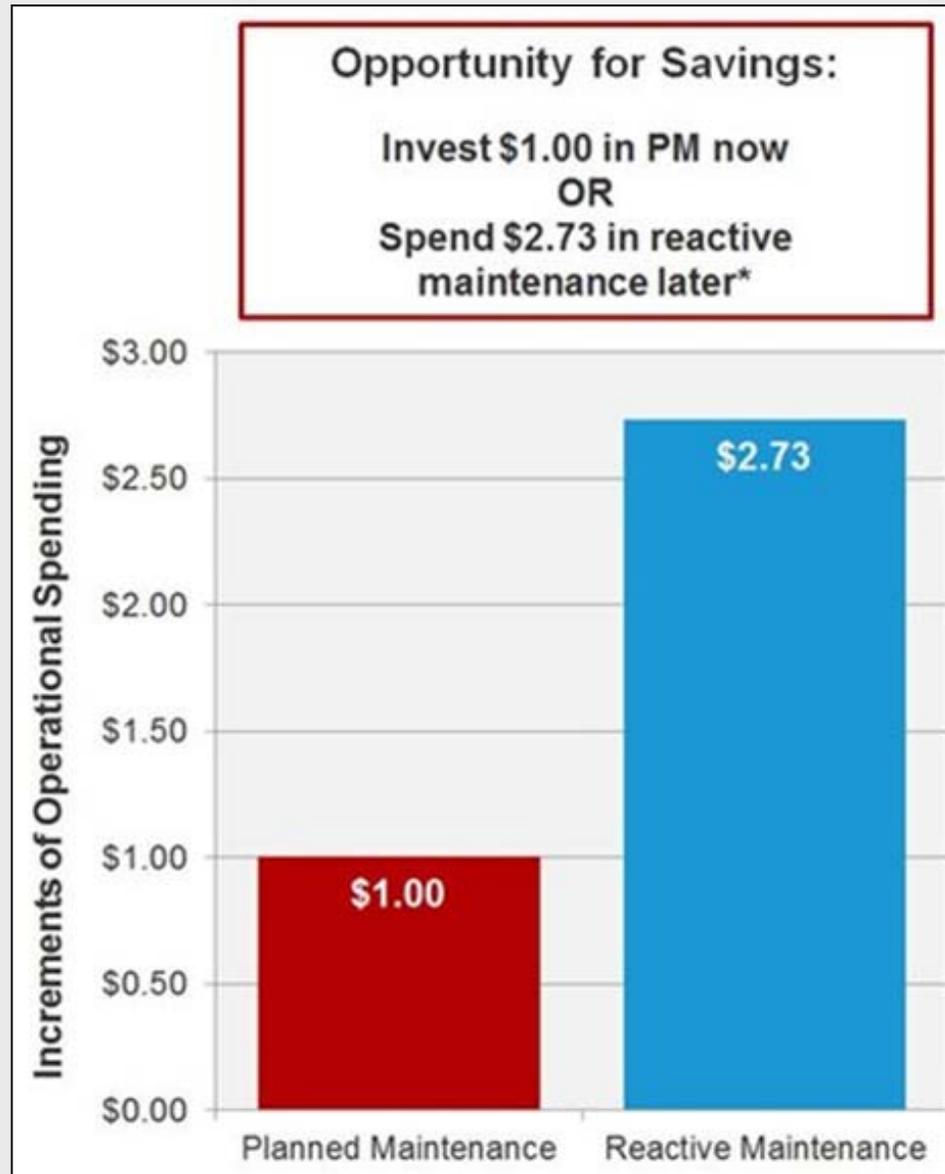
Visual Aids

Mobile



PM Project Overview

Preventive
Maintenance





PM as % of Operating Actuals

Preventive Maintenance





PM Project Overview

- 2011 Strategy development
- 2012 Site visits – Best practices
- 2012-2015 PM Staffing
- 2013–2016 Asset Inventory & bar coding
- 2014-2017 PM Task List and Scheduling
- 2015-2017 PM Metrics (Tableau reports)
- 2016-2017 PM Master Schedule

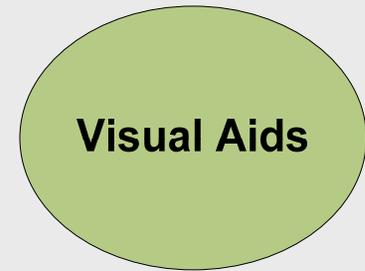




Doc Mgmt Project Overview

- 2013 Needs Analysis
- 2013-2015 Scanning/Indexing/Loading
- 2013-2014 DB integrations (Projects and CMMS)
- 2014 Go-Live (Trades/CAD/Plan room)
- 2016 Project Managers group go-live
- 2016 58k Documents





Visual Aids Project Overview

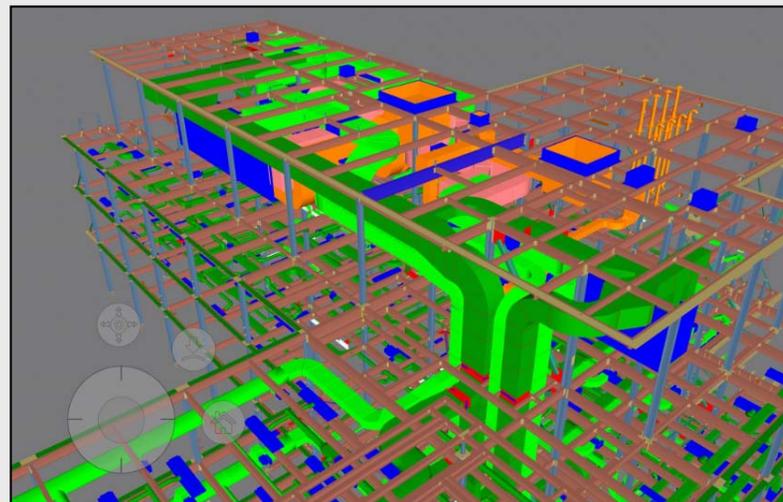
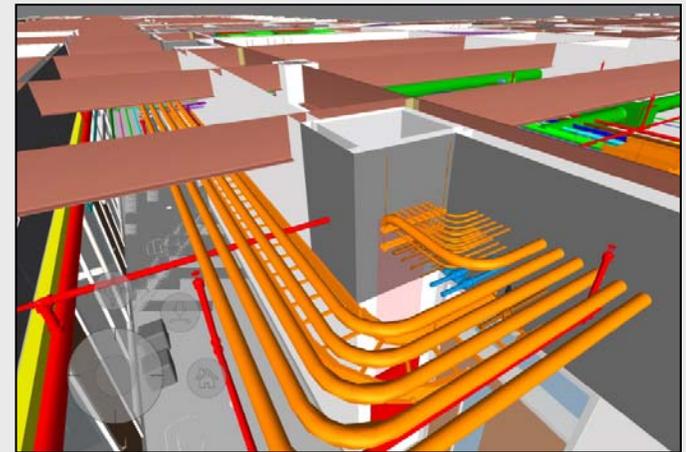
- 2014 Identified need for Building Masters
- 2015-2016 Pilot – Biomed Complex





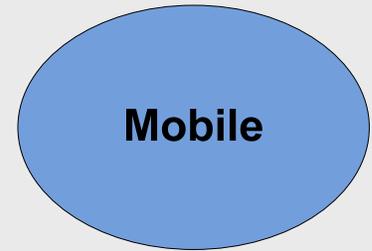
A word about BIM vs. visual aids

- Small % of Buildings modeled
- Maintenance of models not solved
- Construction Models detailed
- Need standards for ease of field use
- Integration with Mobile app

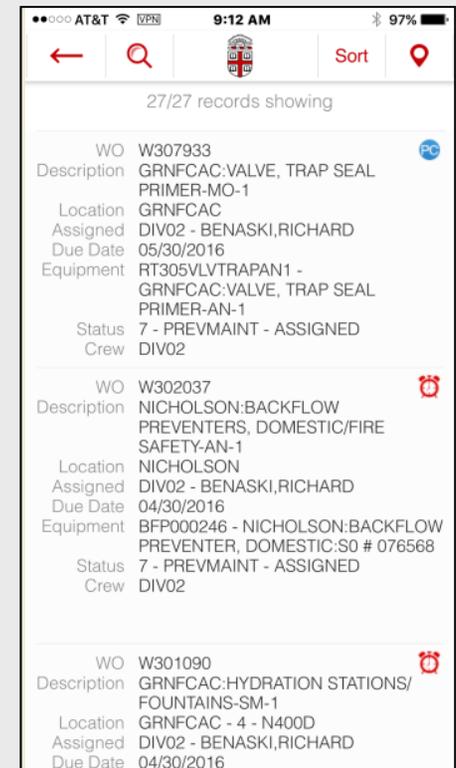
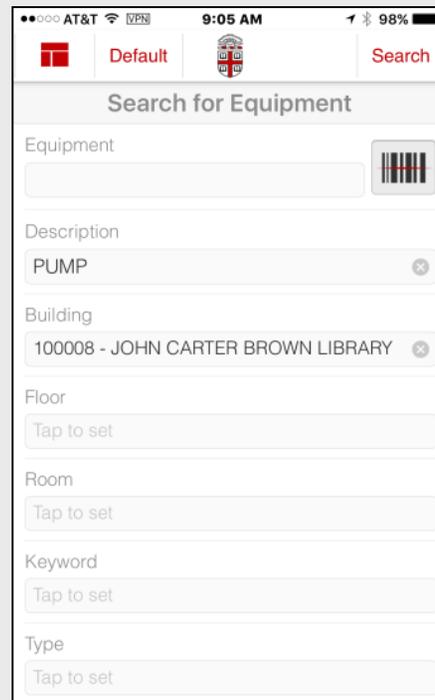
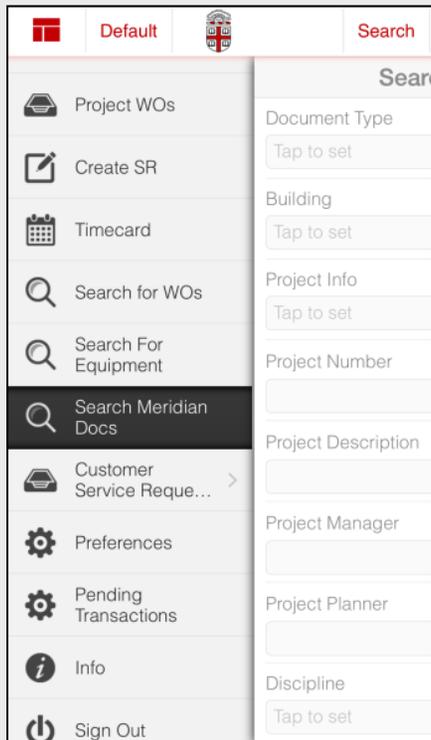


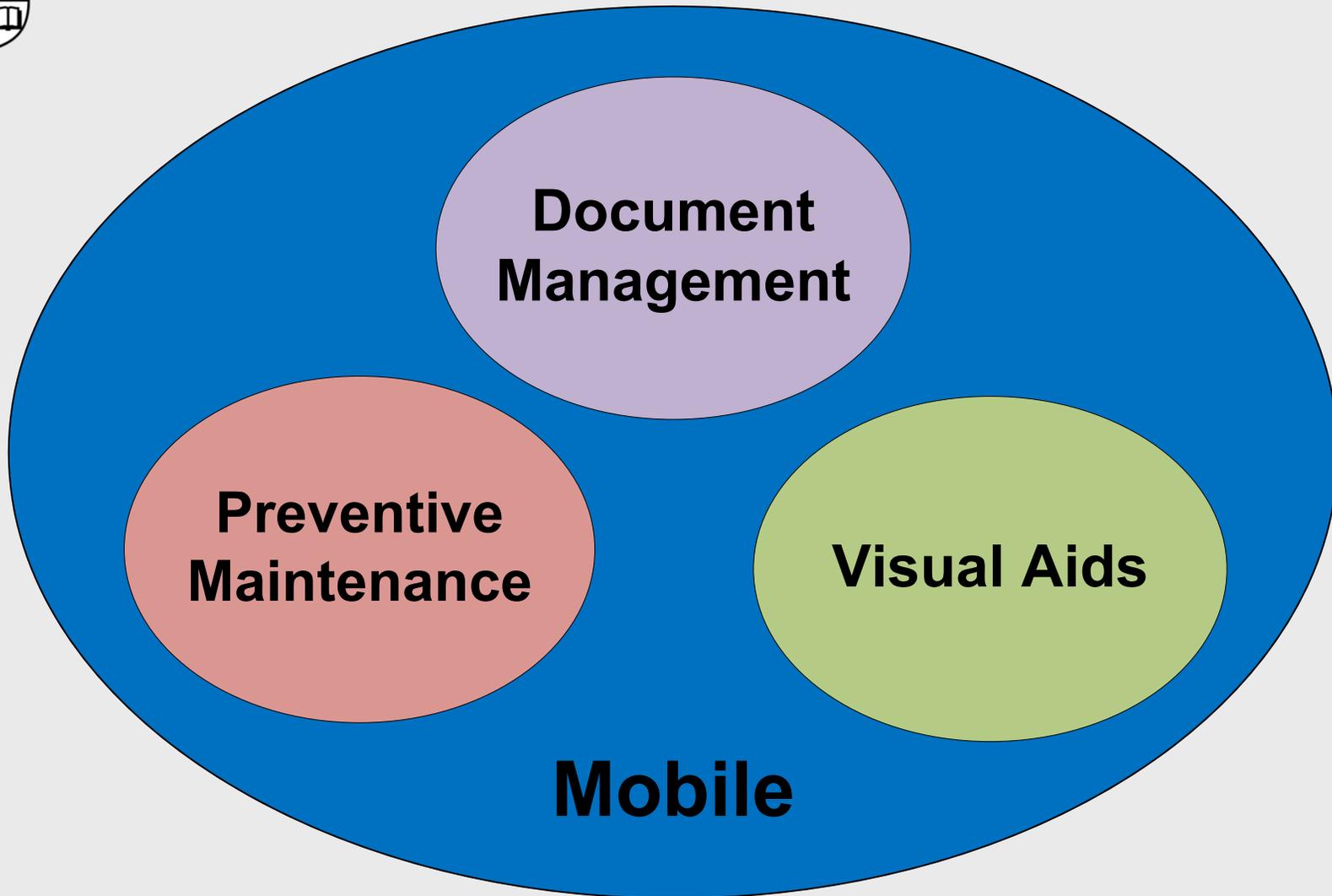


Mobile Project Overview



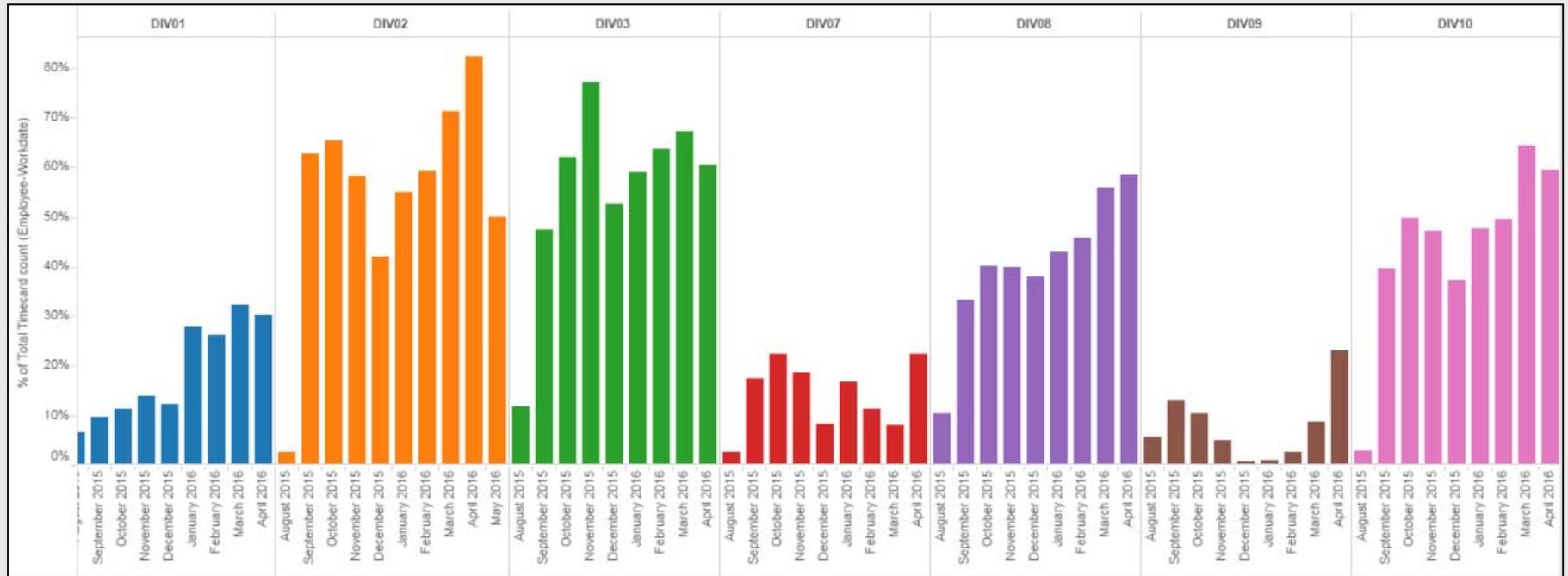
- 2013 MDM & Policies
- 2014 Design & Build
- 2015 Pilot & Go-Live
- 2016 New features







Mobile Usage (7 months)



STAFF: 20

10

20

14

23

7

10

TOTAL: 104



Live Demo



THANK YOU

Email: Monty_Combs@brown.edu