Boston College’s Facilities Management is planning the next
Computerized Maintenance Management System

Facilities Management is working in collaboration with ITS to prepare to replace the existing Computerized Maintenance Management System (CMMS) system, Maximo. This effort teams FMIS, Work Order Center, Trades and other Facilities Services areas. The new system, Autodesk Building Operations (ABO), will help prepare the operations with an eye for the future as they weave the goals of the Smart Buildings Initiative beyond construction phases and into the operation and maintenance phases of the building lifecycle. With ABO, Facilities Services will now be using building information modeling (BIM) in the field as a tool to assist with maintenance activities. This will also allow us to capture more robust information about our complex campus to help to inform future renewal planning.

Four primary goals. The selection team emphasized that the new CMMS must be:

- **Easy to use.** The system must be easy to use by supervisors assigning work, craftspeople executing & tracking their work, and administrators looking for actionable information. Reports must be easily built and extracted by all users.
- **Proven in the industry.** The selected system must have a track record of success with similar organizations, preferably within higher education.
- **Forward thinking.** As facilities systems get increasingly sophisticated, this CMMS system must put BC on the road towards a fully integrated workplace management system.
- **Mobile.** The system will need to enable the work order operation to migrate from a paper-based process to a fully-mobile process.

We are eager to transition our legacy Maximo system to the new ABO product during 2016 positioning ourselves to leverage the rich BIM information being made available from several capital projects. If you would like more information, please feel free to reach out to the project team.

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**By the Numbers**

- **50,000** Work orders processed annually
- **5,700** Unique users submitted work order requests in FY15
- **4,000** Pieces of major building equipment that need to be maintained
- **75** HVAC mechanics, plumbers, electricians, carpenters and other technicians are on staff to execute work orders
- **650,000** Square footage built or fully renovated since 2010 with the use of BIM in design and/or construction (~ 9% of the portfolio)

**Why Mobile Matters**

- Portable, easy to access equipment data and checklists in the field
- Access to the content aggregated during construction
- Easy to capture new information in the field – upload a video, photo, or comment right on site while working
- Timely information available anywhere

**Benefits of New CMMS throughout Building Lifecycle**

![Diagram showing lifecycle management with arrows for data collection, design, build, operate, plan/renew, and leverage BIM]

**Schedule**

- **Contract & Planning** Winter 2015/2016
- **Data Preparation** Spring 2016
- **Pilot Group** Summer 2016
- **Go Live** Fall 2016

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