Excitement Brews as the Job Cost Migration Project Team Approaches yet another Major Milestone

Over the past few months, FS Programming Services has been busy developing functionality in Maximo to replace the capabilities currently provided by the Job Cost System. As development efforts for the first phase of the project are finally winding down, the Project Team is gearing up for the next major milestones—System Testing and Core-User Training! A group of Facilities Services staff members—namely, those who will be primarily responsible for the creation and administration of employee records and/or billing rates within the new system—have been identified to participate in the testing process. System testing is expected to occur throughout the month of August. Pending successful testing, the Project Team anticipates that this new functionality can be deployed in Maximo as early as mid September. Further communications regarding the deployment schedule and what you can expect from this transition will be released to all FS staff within the next coming weeks. Stay tuned for more information! Additional project information can be found on the Maximo SharePoint Site.
Princeton Site Visit
Review

The spirit of collaboration and camaraderie was resonating throughout the halls of Humphreys Service Building last week, as it was with much pleasure that Facilities Services hosted a visit from a group of facilities professionals from Princeton University on July 21st and 22nd.

The site visit had two primary objectives. The first was to afford executives from both organizations the opportunity to exchange information on topics such as general operations, maintenance, energy & sustainability, and risk management/public safety. The second was to bring the Maximo teams from both organizations together for a day of networking and information exchange. And what a day it was!

Not only were the groups able to have in-depth discussions about how each university is currently using Maximo, the teams were able to share thoughts on where the implementations are headed in the future, including how the universities might be able to collaborate to help each other throughout the development process. As each group shared trials and tribulations from their own Maximo implementations, the similarities between the organizations were striking.

Much like our own organization, the Facilities Operations (FO) organization at Princeton University is comprised of a number of departments that provide various campus services, including Building and Grounds Maintenance, Design and Construction, Engineering, and Finance and Administration. Over the course of a year, the Facilities Organization group processes approximately 60,000 service requests, and employs roughly 250 trades people.

Princeton, like Cornell, is still in the midst of their Maximo Implementation. To date, they have deployed functionality that allows them to manage their asset (equipment) inventory, service calls and preventive maintenance work, and inventory/materials procurement. They are looking to expand on inventory procurement functions and implement more robust cost accounting functions. Princeton also has intention to evaluate their mobile solutions, such as mobile software and/or hardware to allow service providers to work electronically.

By the end of the day, opportunities for collaboration between the two organizations had grown apparent. Both organizations share similar questions with regards to where the implementations should head in the future. What new features and opportunities will be afforded each university by upgrading our current version of Maximo to version 7? What mobile solution (or solutions) is best suited to meet the various departmental needs? And, with questions like these, it is only appropriate that the day’s events closed with discussions of partnership. As each organization forges forward with their implementation, we will be looking to understand how we can partner to find common solutions to these joint issues.

Thank you again to everyone who took time out of their busy schedules to help plan this event. Also, thank you to everyone who took part in the many valuable meetings which were held throughout the day.

Noteworthy Enhancements

- Two new reports help shops operating electronically (and those using paper timesheets) get an accurate picture of how many hours an employee submitted in Maximo and/or Job Cost for a given day. The Maximo Time Review Report and the Job Cost Time Review Report can be run from the Labor Reporting application, assuming you have the correct security permissions, and display much of the same information that is captured on paper time sheets. These reports may be run for a specific shop on a given date or in a given date range. Once the Job Cost Migration is complete all labor hour information will be available from a single report.

- Maximo is now the data of record for the Building Coordinator Database. Legacy data from the old database has been imported into Maximo, interfaces have been created to allow Customer Service to display/modify this data, and web pages which display building coordinator information have been modified to point at Maximo data.

- Condition monitoring points can now be “duplicated” with the use of the Meter Groups application. A meter group is created and condition monitoring points are associated to that meter group. When that meter group is assigned to an asset, condition monitoring points specific to that asset are created. For more information please contact Steve Phayre (sfp5@cornell.edu).

Thank you again for everyone who took time out of their busy schedules to help plan this event. Also, thank you to everyone who took part in the many valuable meetings which were held throughout the day.
Maximo Governance

This month’s Maximo Governance article focuses on the Maximo Project Team. This group is comprised of subject matter experts and stakeholders from the following Facilities departments: Facilities Management, Facilities Operation, Facilities Finance, Maintenance Management, FM Shops Administration, FS Programming Services, Facilities Contracts, Facilities Engineering, and FM Shops. This group was formed to execute deliverables in conjunction with the migration of the Job Cost System into Maximo. The specific deliverables that this group is responsible for are:

- Developing the design and functional requirements for the migration project.
- Developing the testing plan to be used during the testing phase of the migration project.
- Developing the transition plan for deployment of the new system (i.e. Maximo).
- Deployment of the new system.

In conjunction with these deliverables the Maximo Project Team also has specific responsibilities which include:

- Establishing a process for categorizing, prioritizing, selecting, and documenting business and user requirements.
- Understanding project scope.
- Providing input for process improvement ideas.
- Establishing standards for and providing feedback on project performance.
- Acting as liaisons for their represented user community.
- Determining the criteria for a successful migration and implementation.

Next month we will be discussing the Maximo User Base and the role that they play in the success of the Maximo Project as a whole. That article will conclude our four-part series on the Maximo Governance Structure.

New Maximo Website

On July 15th the new Maximo website went live. In addition to a new menu structure, the Maximo Access Request Form has been made electronic and the login links now allow access to Maximo from off-campus without the need to first connect via VPN. Please make sure to use the new login links on the website because any previously bookmarked links do not provide this new functionality. A special thank you to Michael Baker for developing this new website outside work hours and for incorporating so many user requests while it was being developed and tested.

On the Horizon

Asset data for two new facilities will soon be loaded in Maximo. Contractors working on the Physical Sciences and Animal Health Diagnostics buildings are currently in the process of collecting asset information and labeling assets. Once this data has been collected it will be turned over to Facilities Services to be loaded into Maximo. Hundreds of new assets, which Facilities Services will be responsible for maintaining, are expected to be loaded during this process. This is expected to occur within the next one to two months.

Frequency of Active PM’s

![Frequency of Active PM’s](image)

- 1year: 29.4%
- 6 months: 33.9%
- 3 months: 23.6%
- 1month: 10.5%
- Other: 2.6%