## BuildingEngines

# **Prism Preventive Maintenance**

### Standardize Preventive Maintenance Procedures with Prism

Having standardized maintenance procedures can increase the life of equipment and assets by about 10X. However, property teams without a standard maintenance schedule often find themselves fixing these items reactively, which can be expensive and time consuming. Using Prism's Preventive Maintenance module, property teams can improve the way they manage their equipment and maintenance tasks, increasing the longevity of assets and avoiding costly repairs down the road.

#### **Benefits of Prism Preventive Maintenance:**

- Complete Visibility. Gain full visibility into each maintenance task; see comments, task assignee, completion status and related pictures in one view.
- Create Work Orders anywhere. Minimize desk work by enabling engineers to create work orders when and where problems are found.
- Consolidated Maintenance Information. View all data related to a piece of equipment in one place, and attach descriptive images, PDFs and word files.
- Demonstrate Performance. Know when equipment is reaching the end of its lifespan and manage and allocate costs accordingly.

### How is Prism Preventive Maintenance different?

Schedule by asset type to plan new maintenance and understand existing maintenance schedules more efficiently. In Prism, you can schedule and assign maintenance for all equipment in an asset type from one screen.



• Work offline in areas of a building with poor cell service coverage. Engineer assignments can be preloaded onto a mobile device and are available even when the device is offline.



Complete assigned work on the go, including preventive maintenance tasks and work orders. All completed work is time stamped and stored securely until internet access is available.

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### Key Features and Capabilities

#### **Issue Tracking**

Track completion of every task in order to monitor your team's performance and set tenant expectations accurately teams.

+	Create Work Order	Task	s Schedule	Procedur	e Library							
		Search Search by keyword, phrase, etc			Sor	Sort by		Properties			Fibera	
â	Dashboard				Q L	ast Modified	x ~	Choose Property ~			0 Filter	
Ð.	Work Orders											
08	Equipment	10 Tot	al Schedules								C Page 1	of 1
en.	Preventive		Schedule	Frequency	Asset Type	Equipment	Status	Property	Location	Assigned To	Actions	+
2	Inspections	68	Generator	Monthly	Emergency Gen Dectrical	et 3 Units	Active	465 Huntington Ave	Multiple	at Eddy E.	View	
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۲	Reports	63	Emergency G.,	Monthly	Emergency Gen Dectrical	er	Active	465 Huntington Ave	Multiple	🚨 Eddy E.	View	
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	<u>\$</u>	8	Backflow Pre	Semi Annual	Backflow Prever Plumbing	nt	Active	465 Huntington Ave	Multiple	(3) Jay S.	View	
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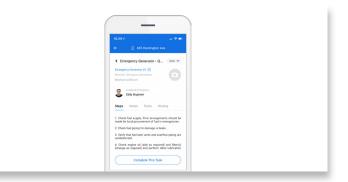
		Emergency G	Critical Equipment						
*	Create Work Order	Floor 2nd Floor	V	Suite Search		Location Enter Specific Loca	ation	465 Huntington Ave 465 Huntington Ave, Boston, MA 02115	
Q Work Orders ■ Equipment ⊅7 Preventive		Manufacturer Enter Manufacturer		Model Enter Model		Serial Number Enter Serial Number		C Drop photos or documents to attach, or browne	
	Inspections RFPs Reports	Equipment Notes Enter Notes				Asset Tag Enter Asset Tag			
7	Communications Leasing	Service History	Meters P	urchase & Replacem	ent Type	Details Actions		History.	
	A	tos Preventive	Open Open	Eddy E.	Quarterly Quarterly	Emergency Gen	Vev	Add comment Fri 03/06/2020	
€	My Properties	tos Preventive	Open	Eddy E.	Quarterly	Emergency Gen	Vev	Pam Manager a month ago Criticality changed from 1 to 0.	

### Service History

Service history functionality tracks all preventive maintenance and work orders performed on the equipment, providing real-time visibility into prior maintenance issues.

### **Comprehensive Mobile Access**

Access and track completion of every task in order deliver timely results whether on the go or in a tight spot with poor cell reception.



		Backflow Prev Plumbing / Backflow Preven						VIS Critical Equipment		
Q	Create Work Order	Placer 4th Floor		Select		Location Mechanical Room		465 Huntington Ave 465 Huntington Ave, Boston, MA 02115		
	Dashboard Work Orders	Manufacturer Watts		Model B911		Serial Number BFS874313543541		<b>(</b>		
60	Equipment							Drop photos or docume attach, or browne		
57	Preventive	Notes				Asset Tag				
۲	Reports	Enter Notes				Enter Asset Tag				
91 C	Communications							History Add comment		
		Service History	lore Info	Mon 11/04/19						
		Service Type	Completed	Assigned To	Туре	Details	Actions	Pam Manager a month ago		
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### Open API

Open API lets you integrate equipment data with your other systems.