Want to Better Organize Your Self-Storage Maintenance & Repair?

By Mehdi Khalvati, Ph.D., Axxerion Inc.
AZSA Member

Computerized Maintenance Management System (CMMS) is an industry term referring to a computer system for organizing and managing repair and maintenance activities. This includes what is called "corrective" activities, such as when an unexpected issue occurs; preventive or scheduled activities, such as a regular inspection and service of the equipment. CMMS can also help in the process of capital expenditure, such as planned improvements in the properties. These activities are usually managed using work orders, which indicate an issue; its type (such as heating & cooling, electrical, etc.); its location, priorities and other characteristics. Work orders are created based on a report of an issue or a maintenance schedule and then assigned to a responsible technician in the company or a local vendor, specializing in the issue, to be addressed. When an issue is addressed, its associated costs are calculated and transferred to accounting.

Many self-storage companies have seen the benefit of implementing CMMS. If you have installed CMMS, whether based on recommendations from colleagues in the company or the observation of competitors, you've chosen to see how CMMS can benefit your company's operations. Having the proper CMMS installed can make all the difference with your company's operation and elevating your business. The question is, how beneficial is CMMS? The answer is that CMMS is very beneficial as you see below on how self-storage companies are benefiting from CMMS software.

CMMS Helps Companies Become More Organized

A self-storage company's maintenance activities operate on a certain level of organization, which can be achieved with CMMS. Businesses like yours benefit from CMMS by integrating different aspects of their operations into the program. By having everything in one setting, self-storage businesses are seeing how smoothly their day to day operations run when everything is accounted for. Different levels of approval and notifications can be easily established. New employees and vendors are automatically added to the system with the right responsibilities. Departing employees are automatically removed from the system. Organization leads to saving money, which is a huge benefit of implementing CMMS.

Being Able to Budget and Forecast Your Costs

A great benefit that self-storage businesses are enjoying with the proper tools, is being able to budget easier and monitor the costs against the budget. Forecasting costs is easy with a proper CMMS, which is why self-storage companies are turning to it. Automating and simplifying your cost forecasting is something that could and should assist in predicting where spending can be cut.

Accounting is Clearer with CMMS

Companies enjoy financial benefits when it comes to the right CMMS. While being able to budget and save money, a proper CMMS software can report information easier and more efficiently. Ensuring that accounting is done properly saves on time, as well as money. This is a benefit that cannot be appreciated enough, because when there are accounting errors, it would possibly cost a business a lot.

Keeping Track of Assets and Warranties

Assets and their warranties are traditionally tracked manually using spreadsheets. This is cumbersome and inaccurate. Companies who go with a CMMS program have realized that these aspects of the job no longer is forgotten. Proper CMMS programs need to collect this data and notify users when warranties are getting close to expiration.

CMMS Should Support Going Mobile!

You need to have good access to information in your CMMS when you are visiting sites and stores. A proper CMMS allows businesses to take their work on the go, which provides for a more up to date workflow. A proper CMMS should include easy-to-use mobile apps to allow management to control their business no matter where they are. Companies have been able to better resolve or report issues with the mobile apps of CMMS.

Less Clutter with the Cloud

As opposed to using an Excel spreadsheet to store data, companies who utilize cloud-based CMMS have discovered that a host of off-line spreadsheets is no longer needed. Your data is available to you online anytime, anywhere!

Companies Provide Better Training with CMMS

Bringing on new employees, especially in high turn-over businesses, means needing to train the new employees efficiently. No matter how long a business has been around, training can always be sloppy if not done properly without the proper tools. CMMS ensures that each employee gets the same degree of training as the last. Everything from the rules, tests, and more can be stored in a proper CMMS.

Managing Vendors and Contractors with CMMS

The correct CMMS can really help when it comes to vendors and contractors. Needing to maintain contractors for repairs can become convoluted and certain deadlines can fall through the cracks. Customers who have installed CMMS enjoy the benefit of keeping track of the right contractors for the different jobs at different locations. The CMMS system notifies the manager when something is need of repair and monitors the time a contractor started a job, to when they ended a job.

Vendor qualifications and certifications such as liability, workers comp and auto insurances are also monitored and enforced with the proper CMMS.

Companies that have implemented CMMS get a better sense of the business, which helps the profitability and quality of the premises while optimizing the costs. The proper CMMS changes the way a company is run. It is important to research CMMS providers to ensure that you are getting the best outcome when purchasing a CMMS software or upgrading your existing system.

About the author

Mehdi Khalvati, Ph.D. is the president of Axxerion Inc. Dr. Khalvati has more than twenty years of systems and software solution development experience and has created several leading solutions in the

Facilities Management, Design and Construction marketplace. Prior to Axxerion Inc., he was a founder of VISCOMM/Bricsnet when he created the RELMS and Building Center Products for facilities and workplace management. Prior to VISCOMM/Bricsnet, Dr. Khalvati was a founder of ASG/Softdesk and responsible for the development of best-selling Facilities Management, Architectural and Engineering software packages. Prior to that he was at Autodesk where he managed AutoCAD Architectural and Mechanical software.

Dr. Khalvati holds degrees in Civil Engineering, Structural Engineering and Computer Sciences with a Doctorate from UC Berkeley.

He can be reached at 415-233-9370 or info@axxerionusa.com.