CMMS Project drivers:

GOAL F

EFFECTIVE OPERATIONS
PROVIDE THE AGENCY WITH EFFECTIVE LEADERSHIP, ADMINISTRATION, AND GOVERNANCE

- **Support goal:**
  - Initiative #14 – Implement Computerized Maintenance Management System (CMMS) and Establish a Proactive Maintenance Program

  - Replace aging, inefficient system(Tabware) with modern, mobile-friendly tools

  - Enable route-based work, better asset tracking, and improved data analytics

  - Increase PM compliance, reduce downtime, and optimize asset life

WATER AGENCY

What is a CMMS?

A CMMS helps organizations plan, track, and document maintenance work across all facilities and assets.

What it does:

- Schedules and tracks preventive maintenance
- Logs and manages repair requests
- Keeps detailed equipment history
- Manages inventory and spare parts
- Supports regulatory compliance with documentation
- Assigns work orders to staff with mobile access
- Stores asset management information like Consequence of Failure, remaining useful life, O&M Manuals, Design drawings, etc.

What is Reliability Centered Maintenance?

Reliability Centered Maintenance is a structured, data-driven process used to identify the most effective maintenance strategies to ensure asset reliability, safety, and performance—while minimizing costs and downtime.

- Failure Mode and Effects Analysis (FMEA)

- Criticality Analysis – ranking assets by the consequence of failure

- Preventive and Predictive Maintenance Optimization

- Risk-Based Decision Making

- Prevent failures that impact safety, compliance, or operations

- Focus resources on the most critical assets

- Increase equipment uptime and reliability

- Improve long-term asset management and planning

RELIABILITY CENTERED MAINTENANCE

ZONE 7 WATER AGENCY

Why it matters to everyone:

- Keeps our facilities and systems reliable

- Improves response time for repairs

- Reduces downtime for critical operations

- Helps us budget smarter and extend asset life

- Builds a data-driven culture of continuous improvement

- In the Maintenance Department, we like to support a culture of continuous improvement "Don't just fix it, Improve it!"

![Zone 7 Water Agency logo]

CMMS Project Background:

Zone 7 partnered with Kennedy Jenks (KJ) after being selected from a competitive proposal review.

Needs Assessment:

- Kennedy Jenks performed a compressive needs assessment study.

System Selection Assistance:

- They assisted Zone 7 staff with reviewing the new CMMS proposals.

- Supported selection of KloudGin as the preferred CMMS

Implementation Support:

- Leading the system build-out and configuration

- Designing workflows tailored to Zone 7's operations

- Supporting testing, training, and go-live readiness

Why is this amendment needed?

- An amendment was approved to develop PM's for the Ozone System at Del Valle Water Treatment Plant

- Several other newly constructed facilities must be added: PPWTP Ozone, COL PFAS, Stoneridge PFAS, pump stations, and the Wellfields

- Add missing assets into the new CMMS and develop preventive maintenance (PM) task lists and schedules for critical assets currently missing from the system or lacking a PM plan

- The amendment will also create a data management system to store and link asset information (O&M, as-builts, etc.)

- This amendment also includes CMMS technical support until the CMMS Analyst position is filled

![ZONE 7 WATER AGENCY]

CMMS Implementation Milestones:

Key Milestones Achieved:

- Software selected after staff interviews and scoring

- Core asset hierarchy built and refined

- User interface customized for Zone 7 needs

- User Acceptance testing near completion

- iPads procured and configured for field use

- Procurement, Engineering, Maintenance, and Operations workflows designed

Upcoming Milestones:

- End user training sessions in late July

- Final round of testing and feedback

- Go Live target: August 4th

- Implement a structured data management system in the SharePoint environment

- Entering ALL Zone 7 assets into the CMMS

- PM tasks and schedules for Zone 7 assets that are not run-to-failure.

- On-Boarding new CMMS analyst position to support ongoing CMMS efforts in-house

WATER AGENCY

Together, we're building a smarter, safer, and more efficient maintenance culture

Thank you for being part of this transformation!

Your CMMS Implementation team:

- The Zone 7 BOD
- Valerie Pryor
- Chris Hentz
- John Brixie
- Brandon Woods
- Elliott Levitsky
- Joe Cerro
- Dave Zachry
- Dane Wilkins
- Jason Santos
- Tony Peterson

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