



Maintenance Track

Computerized Maintenance Management System



Preventive
Maintenance



Work Orders



Paperless



Accountability

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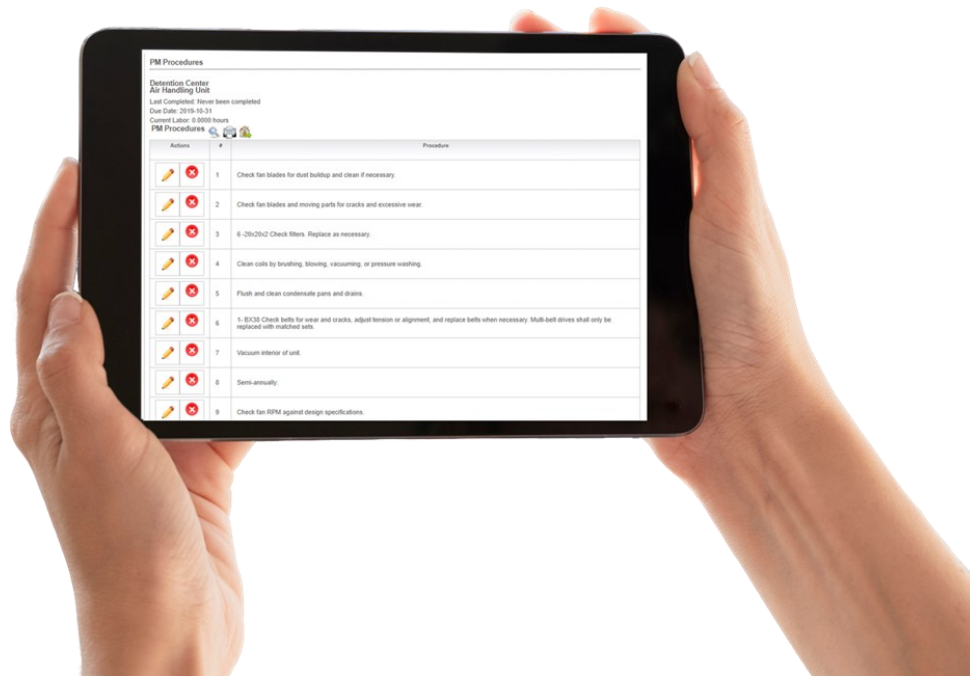
Preventive Maintenance



Streamline Operations

Simplify preventive maintenance. *Maintenance Track* is a cloud-based software that schedules, tracks and streamlines facility preventive maintenance, saving staff time and ensuring your facilities are kept in peak condition.

- 100% Cloud-Based
- 24/7 Access
- Complete History of Critical Data
- Pre-Loaded Asset Database
- Barcode Look Up
- Real-Time Reporting
- Pre-Loaded Procedure Sets
- Add Attachments and Photos
- Labor Tracking

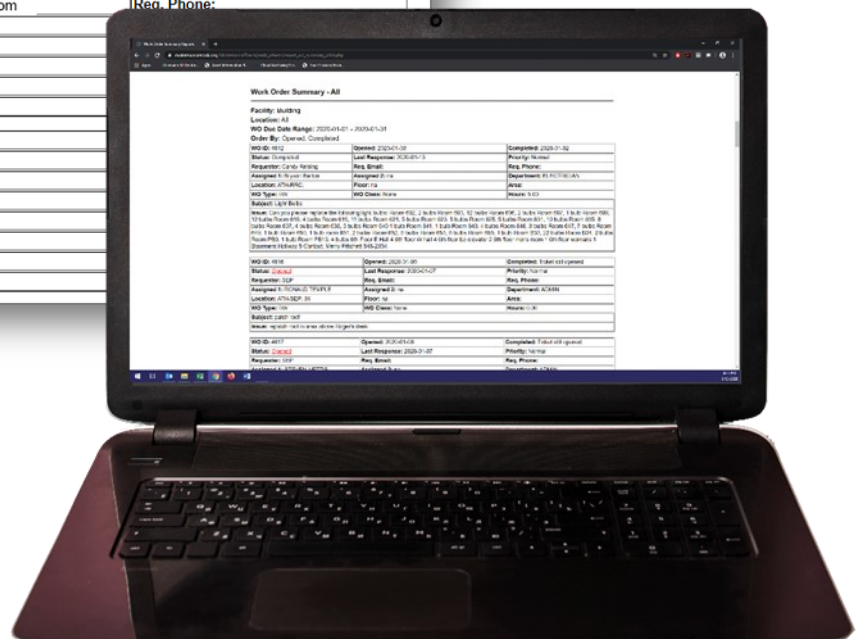


PM Procedures	
Detention Center Air Handling Unit	
Last Completed: Never been completed	
Use Date: 2019-10-21	
Current Labor: 0.0000 hours	
PM Procedures	
Actions	Procedure
	1 Check fan blades for dust buildup and clean if necessary.
	2 Check fan blades and moving parts for cracks and excessive wear.
	3 8-26/26/2 Check filters. Replace as necessary.
	4 Clean coils by brushing, blowing, vacuuming, or pressure washing.
	5 Flush and clean condensate pans and drains.
	6 1-8/32 Check belts for wear and cracks, adjust tension or alignment, and replace belts when necessary. Multi belt drives shall only be replaced with matched sets.
	7 Vacuum interior of unit.
	8 Semi-annually.
	9 Check fan RPM against design specifications.

Work Orders

Keep on top of work orders with real-time alerts. As work orders are created, *Maintenance Track* immediately alerts maintenance staff, allowing them to address and correct issues immediately. Intuitive reporting keeps staff on track and allows administrators to easily monitor progress and long-term metrics.

Facility: Building Facility		
Location: All		
WO Due Date Range: 2020-01-01 - 2020-01-31		
Order By: Opened, Completed		
WO ID: 4612	Opened: 2020-01-03	Completed: 2020-01-02
Status: Completed	Last Response: 2020-01-13	Priority: Normal
Requester: Jim Allec	Req. Email: jallec@buildingex.com	Req. Phone:
Assigned 1: Bryson Barton	Assigned 2: na	Department: ELECTRICIAN
Location: ATH-RRC:	Floor: na	Area:
WO Type: RW	WO Class: None	Hours: 5.00
Subject: Light Bulbs		
Issue: Can you please replace the following light bulbs: Room 602, 2 bulbs Room 603, 12 bulbs Room 606, 2 bulbs Room 607, 1 bulb Room 609, 12 bulbs Room 610, 4 bulbs Room 619, 11 bulbs Room 621, 5 bulbs Room 623, 5 bulbs Room 625, 5 bulbs Room 631, 10 bulbs Room 635, 8 bulbs Room 637, 4 bulbs Room 638, 3 bulbs Room 640 1 bulb Room 641, 1 bulb Room 643, 4 bulbs Room 646, 3 bulbs Room 647, 7 bulbs Room 649, 1 bulb Room 650, 1 bulb room 651, 2 bulbs Room 652, 5 bulbs Room 653, 8 bulbs Room 655, 1 bulb Room B33, 22 bulbs Room B34, 2 bulbs Room PB9, 1 bulb Room PB13, 4 bulbs 6th Floor E Hall 4 6th floor W hall 4 6th floor be elevator 2 6th floor mens room 1 6th floor womens 1 Basement Hallway 5 Contact: Merry Pritchett 546-2354		
WO ID: 4616	Opened: 2020-01-06	Completed: Ticket still opened
Status: Opened	Last Response: 2020-01-07	Priority: Normal
Requester: SEP	Req. Email: rtemple@buildingex.com	Req. Phone:
Assigned 1: RONALD TEMPLE	Assigned 2: na	
Location: ATH-SEP: 34	Floor: na	
WO Type: RW	WO Class: None	
Subject: patch roof		
Issue: repatch roof in area above Roger's desk		
WO ID: 4617	Opened: 2020-01-06	
Status: Opened	Last Response: 2020-01-07	
Requester: SEP	Req. Email: snettis@buildingex.com	
Assigned 1: STEVEN NETTIS	Assigned 2: na	
Location: ATH-SEP: 7	Floor: na	
WO Type: RW	WO Class: None	
Subject: check air handler and change switches		
Issue: see Melissa or Jeff for parts.		



Your Building Better

Whether brand-new or 50 years old, your building is a complex system of integrated equipment and systems that need daily attention. Keep your operations team on track with *Maintenance Track*.



Equipment and systems are cared for on time, as scheduled.



Increased productivity of operations team with cloud-based reporting for accountability.



Properly completed PM decreases unexpected repair costs and energy spikes.



Resulting in a high-performing, comfortable and efficient building.

Maintenance Track



Preventive Maintenance Scheduling

Keep your facilities and assets in peak condition by ensuring all preventive maintenance is completed correctly on time.

- Pre-loaded Assets & Procedures
- Schedule Employees
- Complete Asset History



Work Order Solution

Never miss a work order with instant work-order alerts and close out completed tasks with a click of a button.

- Submit from Any Location
- Real-Time Status
- Upload Photos & Attachments



Go Paperless

Anytime, anywhere from any device! No worries about losing papers or downloading software, *Maintenance Track* is 100% cloud-based!

- Real-Time Reporting
- Barcode Lookup



Proven Accountability

Built-in reports allow you to track preventive maintenance and work order progress to keep your department accountable.

- Completion Status
- Deferral Rates
- Labor Tracking

Sample PM Summary Table

Clearly track your operations team's progress by building, month and year. Reporting can be used to celebrate milestones, understand the need for additional support and set goals for the future.

PM Complete Summary Table

Facility:

PM Due Date Range: 2019-07-01 - 2020-06-30

Reporting User: Mark Newcomb

Location	Jul 19	Aug 19	Sep 19	Oct 19	Nov 19	Dec 19	Jan 20	Feb 20	Mar 20	Apr 20	May 20	Jun 20	Total
Middle School 1	2/2	2/2	5/5	2/2	0/0	0/0	0/0	0/2	0/5	0/2	0/0	0/1	11/21
Elementary School 1	2/2	7/7	8/8	9/9	0/0	0/0	0/0	0/7	0/8	0/9	0/0	0/1	26/51
Middle School 2	1/1	3/3	3/3	4/4	2/2	1/1	0/0	0/3	0/3	0/4	0/2	0/1	14/27
Elementary School 2	2/2	2/2	5/5	1/1	2/2	0/0	1/1	0/1	0/5	0/1	0/2	0/2	13/24
District Office	3/3	1/1	3/3	1/1	1/1	1/1	2/2	0/1	0/3	0/1	0/1	0/1	12/19
Elementary School 3	0/0	2/2	3/3	1/1	0/0	0/0	0/0	0/2	0/3	0/1	0/0	0/0	6/12
High School	22/22	28/28	39/39	19/19	12/12	14/14	11/20	0/26	0/37	0/18	0/11	0/13	145/259
Elementary School 4	0/0	2/2	3/3	4/4	0/0	0/0	0/0	0/2	0/3	0/4	0/0	0/0	9/18
Middle School 3	2/2	5/5	4/4	3/3	2/2	1/1	1/1	0/4	0/4	0/3	0/2	0/4	18/35
Elementary School 5	1/1	2/2	3/3	3/3	0/0	0/0	0/0	0/2	0/3	0/3	0/0	0/1	9/18
Total	35/35	54/54	76/76	47/47	19/19	17/17	15/24	0/50	0/74	0/46	0/18	0/24	263/484