fm:systems

FM:SYSTEMS & JOHNSON CONTROLS

FMS:Workplace & Metasys Integration

Johnson Controls and FM:Systems are bringing together two powerful platforms
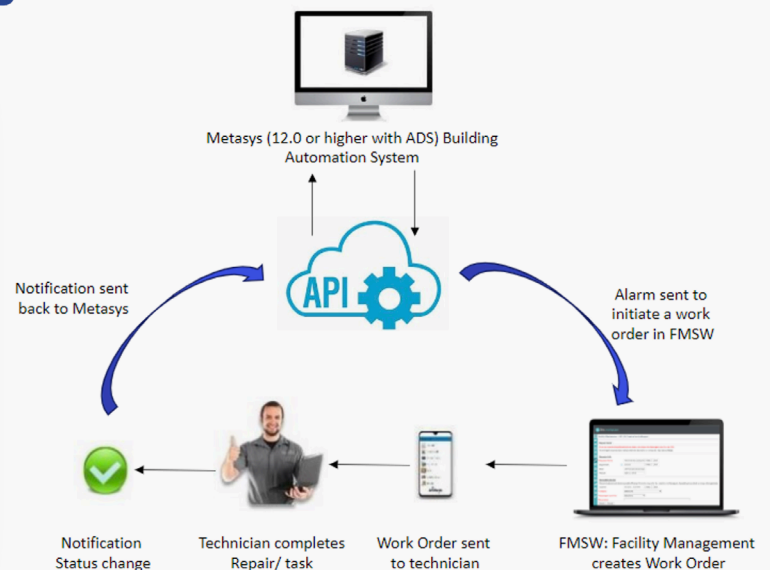to deliver a new level of building automation and preventative maintenance.

Work Order Automation

The Johnson Controls Metasys platform is a Building Automation System (BAS) that receives 'alarms' and 'faults' from equipment that fails or has some negative indicator, such as increased energy consumption or an increased temperature. These faults and alarms were previously managed manually, with the creation of a work order ticket in a separate system that was then assigned to technicians for investigation and repair.

But a new integration with the FMS:Workplace Facility Maintenance solution streamlines and automates this critical process. Leveraging a REST API, Metasys alerts will now automate the creation and assignment of work order tickets. Data mapping between the two systems ensures complete information on the specific piece of equipment, and the automated processing means a swift response to a potentially urgent situation. Upon work order completion, information is sent back to Metasys to resolve and close the initial notification.

fms:workplace + METASYS

✓ Automate work orders for swift
response to alarms by qualified
technicians

✓ Reduce wasted effort and improve
efficiency with detailed work orders

✓ Improve maintenance resource
utilization, enhance equipment
conditions, and satisfy tenants for a
smarter, more efficient building

Metasys (12.0 or higher with ADS) Building Automation System

API

Notification sent back to Metasys

Alarm sent to initiate a work order in FMSW

Notification Status change

Technician completes Repair/ task

Work Order sent to technician

FMSW: Facility Management creates Work Order

Preventative Maintenance

Equipment maintenance is an ongoing challenge, and most facility teams use a preventative maintenance schedule to stay in front of potential equipment failures. These schedules have always been calendar-based and did not include actual equipment usage as an indicator of necessary maintenance.

The Metasys integration with FMS:Workplace creates a powerful new workstream where facility managers can better understand actual equipment usage and make more strategic and informed decisions on equipment maintenance.

✓ Utilize 'run time' values to minimize unnecessary preventative maintenance

✓ Detect potential equipment failures earlier, preventing workplace disruptions

✓ Make more informed 'Buy vs. Repair' decisions on equipment based on lifetime maintenance and usage