

Our PM5 Engineering Process

Our Predictive Maintenance 5.0 System monitors the performance and conditions of your built space assets during normal operation to monitor real-time data, reduce the likelihood of failures, and decrease the energy cost.

What is the benefit?

Conventionally, assets have been managed through a Reactive or Preventive Maintenance models. This implies that maintenance is performed after some form of damage or disturbance (i.e. Reactive Maintenance) or after a fixed time interval (i.e. Preventive Maintenance). These two models are tedious and time-intensive. A predictive maintenance model monitors the assets using IoT devices and benchmarks this data with normal functioning and industry standards. As such, tasks are performed only when warranted, allowing cost-saving over routine or time-based maintenance.



How Does our **PM5** work?



To completely understand your assets, we leverage our **engineering audit tools** and equipment, such as thermography, vibration and shock pulse analysis, power quality assessments, and oil & grease analysis, to learn whether the assets are performing in line with the **OEM guidelines and expected lifecycle**.

We benchmark your asset data against industry data to understand the **performance & energy consumption patterns**. This allows us to spot any discrepancy or exceptions that could have an impact on the asset's life cycle performance.

Understanding your Asset

01

We begin by **understanding your assets** with our in-house pool of industry expert across verticals. This includes a physical walk-around of your built space and a preliminary conversation with your engineering or operations team.

02

Asset Baseline Audit

Along with a physical assessment, our team sets up **IoT devices to gather data** on a real-time basis. This allows us to get real time insights on asset behavior through our intelligent **AI and ML platforms**, as well as, closely monitor the key parameters.

Data Monitoring

03

04

Benchmarking the Data

Based on our predictive maintenance practices and data benchmarking, our engineering team can **handle any exceptions before any failures**. We also prioritize the healthy functioning of assets to ensure it lasts for its expected life cycle.

Exception Management

05