

Assets (EIMS)

Projects create and modify assets. All asset information lives in one system of record.

5,513

registered assets — every one linked to a process area, class, and originating CIP project

WHY YOU'RE HERE

A capital project reached Closeout. Through the Asset Batch (Name Builder) process, every newly constructed or commissioned asset is formally registered into EIMS — with a direct foreign-key link back to the originating CIP project. The project built it; EIMS owns it forever after.

WHAT HAPPENS HERE

- Asset Batches submitted and approved (In Development → Approved → Loaded)
- Every asset inherits its CIP project number as a permanent field
- Full equipment specification captured: 100+ technical attributes (HP, voltage, RPM, pressure, material, dimensions)
- Assets classified by equipment class, designator, process area, and function
- Job Plans established: Preventative and Corrective, from weekly to 5-year recurrence cycles
- SOPs and O&M manuals linked directly to equipment records
- Installation date, acquisition cost, and expected service life recorded as the lifecycle baseline

DATA COLLECTED

Asset Batch (The Bridge)

eims_assetbatch

eims_cipproject links directly to nex_project — every asset knows which capital project built it

Equipment Registry

eims_equipment

The system of record: tag number, class, process area, install date, cost, condition, 100+ spec fields

Job Plans / PM Schedules

eims_jobplan

Preventative maintenance scheduled from weekly to 5-year cycles — with next due date and schedule status

Documents & SOPs

eims_document

O&M manuals, standard operating procedures, and drawings linked directly to equipment records

Process Areas

eims_processarea

Hierarchical location taxonomy organizing assets across the facility by process area and function

ASK COPILOT

+ Show me all assets installed by Project 9242 that are still under warranty

Found 4 assets from Project 9242 with warranties expiring October 2026. Combined replacement value: \$2.1M. 2 of 4 have active corrective work orders — potential warranty claim opportunity before expiration.

+ Which equipment classes have the most missing technical specs?

Pump class: 34% missing motor HP. Control Panel class: 41% missing voltage rating. These gaps block PM schedule setup and parts ordering. Recommend targeted data collection during next PM cycle.

+ What assets don't have any job plans assigned?

312 active assets have no job plan. Highest risk: 18 assets classified as "critical" with no PM schedule. Dryside process area has the most gaps (87 assets). Estimated PM labor to close: ~240 hours.

DOCUMENTS

O&M Manuals & Equipment Cutsheets

As-Built Drawings & Schematics

Manufacturer Specifications

Standard Operating Procedures (SOPs)

Warranty Documentation

Equipment Commissioning Reports

WHAT THIS UNLOCKS

With assets registered, classified, and equipped with Job Plans, Operations & Maintenance has everything it needs to begin scheduled work — and the system tracks every job back to the specific asset it touches.

Next: Operations & Maintenance →

POWERED BY

- EIMS App
- Power Apps