

IBM Maximo 9.0+ at Leland Stanford Junior University – Energy Operations



An Overview of the ongoing
Maximoization of Stanford's
Energy Utility Operations

By Giovanni Alvarez
2 years and counting

We are Stanford University

- ▶ 7,289 Undergraduate students.
- ▶ 10,025 Graduate students.
- ▶ 7 schools
- ▶ 630 buildings
- ▶ 8353 acres
- ▶ 2402 Faculty members, currently including 20 Nobel laureates
- ▶ Over 7500 externally sponsored research projects ongoing.

Stanford Health is home to life-saving care and groundbreaking research

Stanford Medicine surgeons perform first beating-heart transplants from cardiac death donors

By [Roxanna Norman](#)

Surgeons at Stanford Medicine believe the new technique, which has now been performed on six patients, will improve health outcomes for recipients and boost the pool of available organs.

Transplantation | April 19, 2023



Joseph Woo and his team performed the first beating-heart transplant from a cardiac death donor.

Natali_Mis/Shutterstock.com

A school needs its stewards

Stanford's stewards are the LBRE team



Energy Operations ensures clean and reliable energy is available for the campus community



High Voltage Electric Operations and Thermal Operations



High Voltage Electric Operations and Thermal Operations

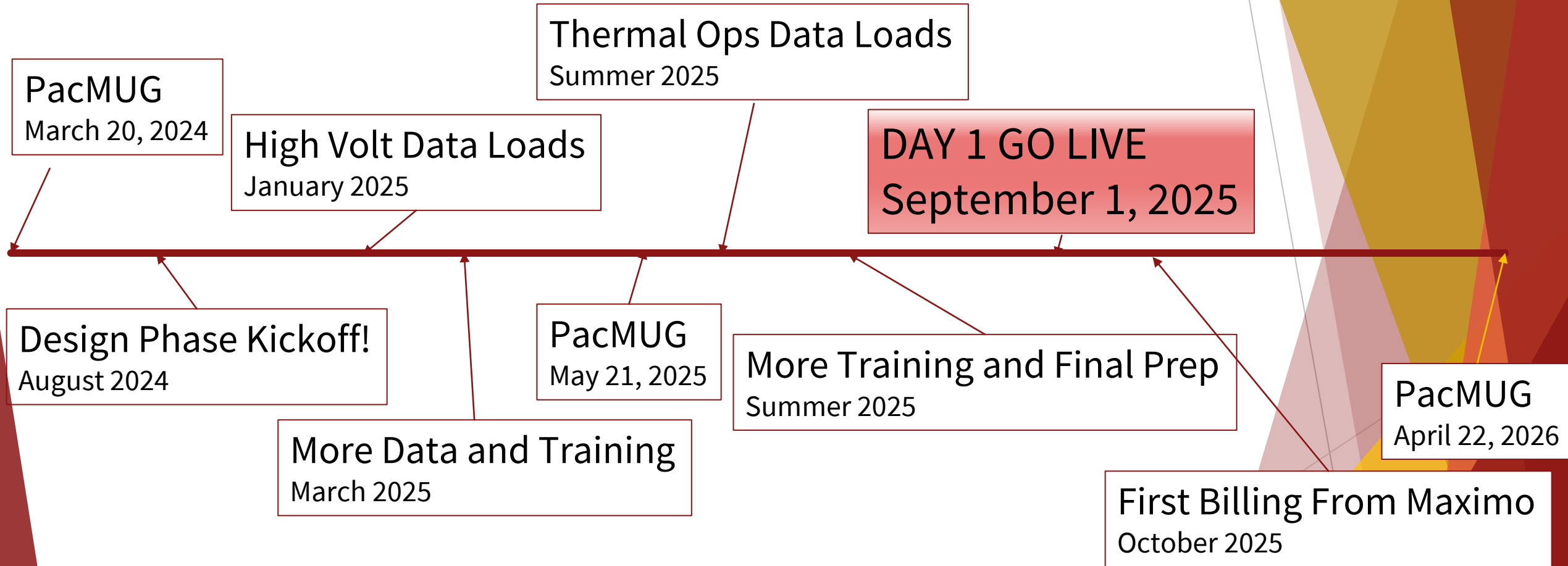


We run a powerplant with many team members,
many assets, and many responsibilities



Lets Build a Maximo!

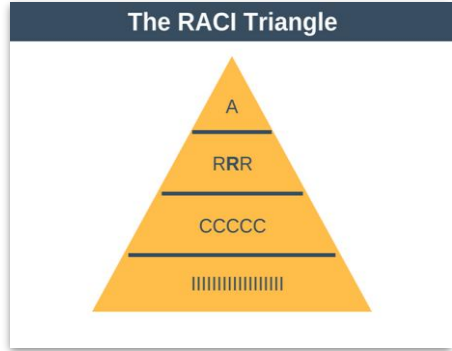
Timeline of a Dream, in retrospect



Design phase and scoping narrowed the focus to measurable and achievable goals

- ▶ IBM-Maximo SaaS implementation at Stanford Energy Ops
- ▶ Financial integration
 - ▶ PTAE Validations and monthly billing
- ▶ Inventory management with Maximo
- ▶ Reporting and Analytics
- ▶ Mobile access
- ▶ ESRI Spatial Data Configuration – utility distribution systems

Stakeholders



Business Owner:
Dan Arellano-Davis

Project Management:
Supriya Bhagwat, Kingshuk Roy

Project Oversight:
Swati Prabhu

<u>Role</u>	<u>Description</u>	<u>Names</u>
Approver	Attend key milestone meetings and approve scope, resources and adoption. Remove obstacles. (Upto 4-5 meetings)	Executive Approval: Megan Davis, Jack Cleary, Lincoln Bleveans
Responsible/ Representative	Represent the business unit and project needs; make the critical business decisions working with approvers and contributors. Attend standing meetings for decisions/progress checks (Bi weekly project meetings + vendor discussions)	Energy Operations: Ron Gawer, Dan Arellano-Davis,
Contributors	Contribute input and support the representative; subject matter experts (SMEs); Can be process leads for each module/subject area; Testing and validation; Training and outreach; Attend Working group meetings as defined (tbd for now)	Fin-Operations: Renuka Kommineni, Lisa Cahners, Grace Liu-Xiu, Energy Operations: Christine Ellis, Chris Garcia, Mike Mayo, Tong Ou, Celicia He. Allen Hughes, Gio Alvarez, Dan Young, Anuj Gupta, Alex Heaphy LBRE IT: Ed Chow, Pier Polo Maps and Records: Wilson Lee, Jay Marianowits UIT-IT: Randy Durante, Ashish Kulkarni
Informed/FYIs	Informed team members. Receive emails/ raise questions and concerns. Provide feedback. Attend 4-6 meetings as needed;	LBRE: Water Shop: Sandra Heredia, Richard Souza, Mitch Bousson, Maps and Records: Galen Schmidt, Dobie Howard Finance: Grace Liu-Xiu, Sabrina Wu, Andrew Lee, Ken Chang Safety: Lizzette Vargas FEM: Chris Guest Fac-Operations: Jacob Herrera, Matt Tovar, David Whitlock Non-LBRE: UIT - Sivileng Taing, Rocco Petrunti EHS - Yong Kim

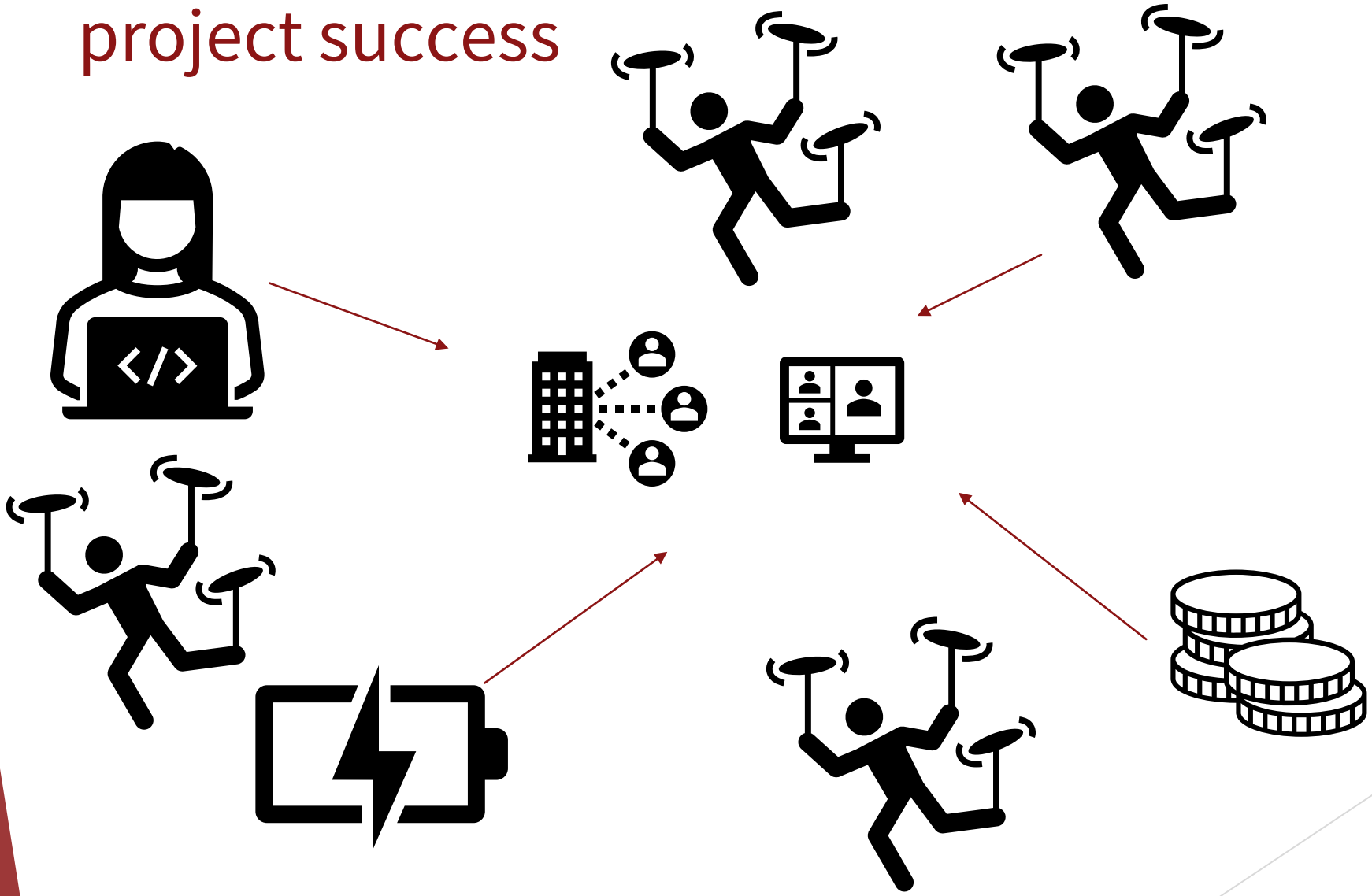
The Dream

- ▶ Safety Programs-WO flow
- ▶ Mobile Application (Android and Apple devices)
- ▶ Operator Roundsheets
- ▶ **Inspections Checklist**
- ▶ Operations Logbook Implementation
- ▶ Implement HW, CW Meters Application <convert from google apps to Work Order>
- ▶ High Volt distribution System application WO process
- ▶ **AVEVA Pi database integration**
- ▶ Integration with Oracle Financials ---> Integrations to support financial operations
- ▶ **Inventory Management**
- ▶ Scheduling and Leave Management
- ▶ **Asset Health Monitoring**
- ▶ Utility system maps integration

Moving Beyond Conceptual

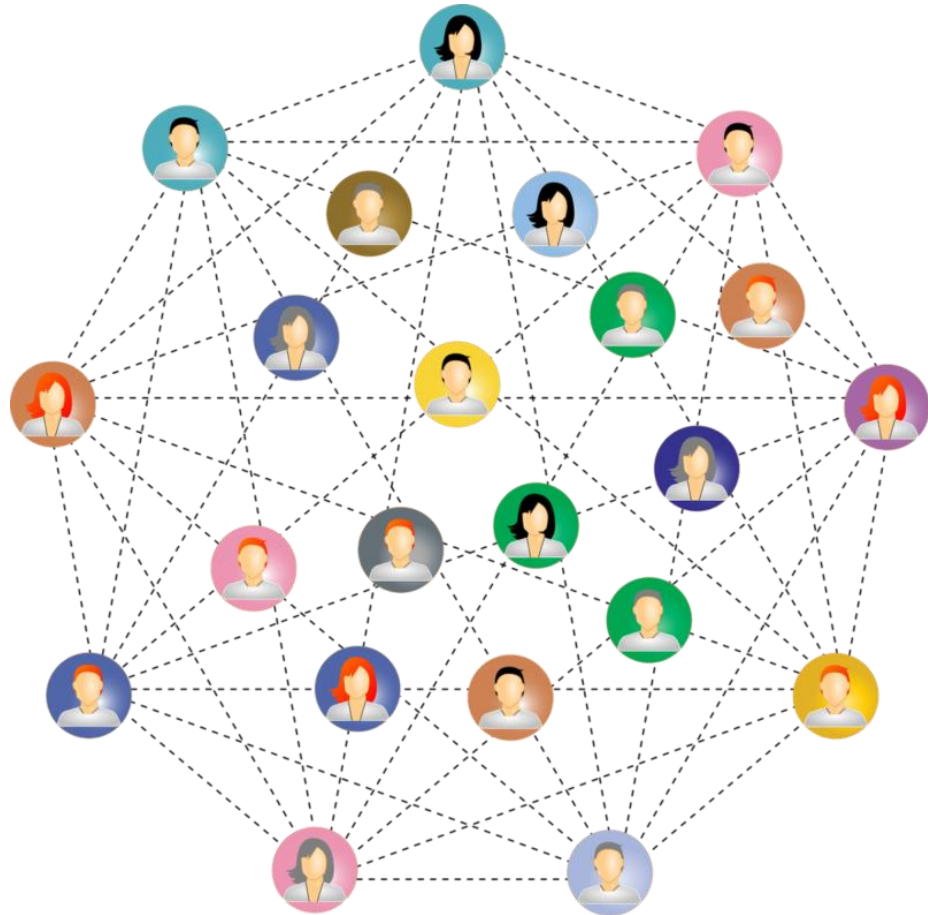
The background features a series of overlapping, semi-transparent geometric shapes, primarily triangles, in a color palette of muted reds, oranges, and yellows. These shapes are layered to create a sense of depth and movement, with some appearing more prominent than others. The overall composition is modern and minimalist.

Building a strong team is paramount to project success

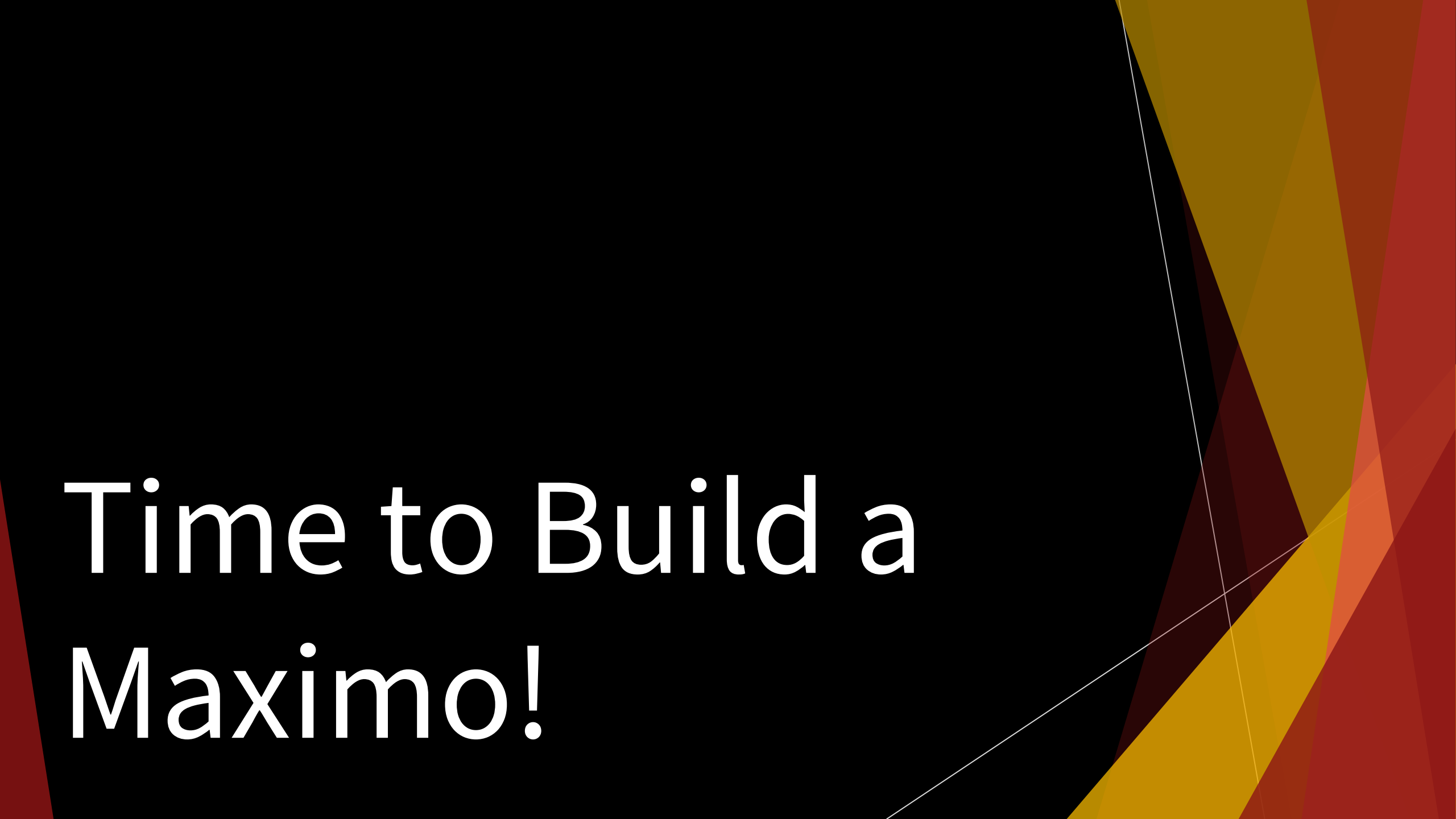


Working with IBM experts was a unique experience





Energy Operations had subject matter experts that could guide implementation, but Energy Ops was not the only customer to consider



Time to Build a
Maximo!

Bringing the project together

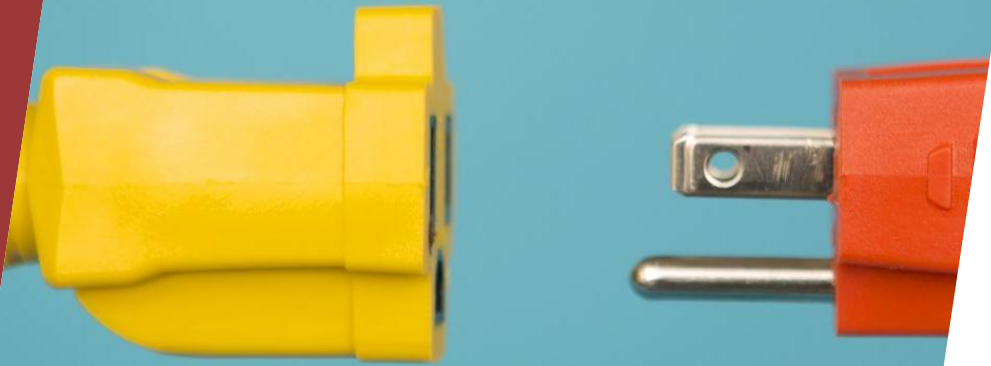




Keeping afloat through rough waters

Plugging Things In

The background features a series of overlapping, semi-transparent geometric shapes, primarily triangles, in a color palette of muted browns, golden yellows, and deep reds. The shapes are layered, creating a sense of depth and movement, particularly on the right side of the frame.



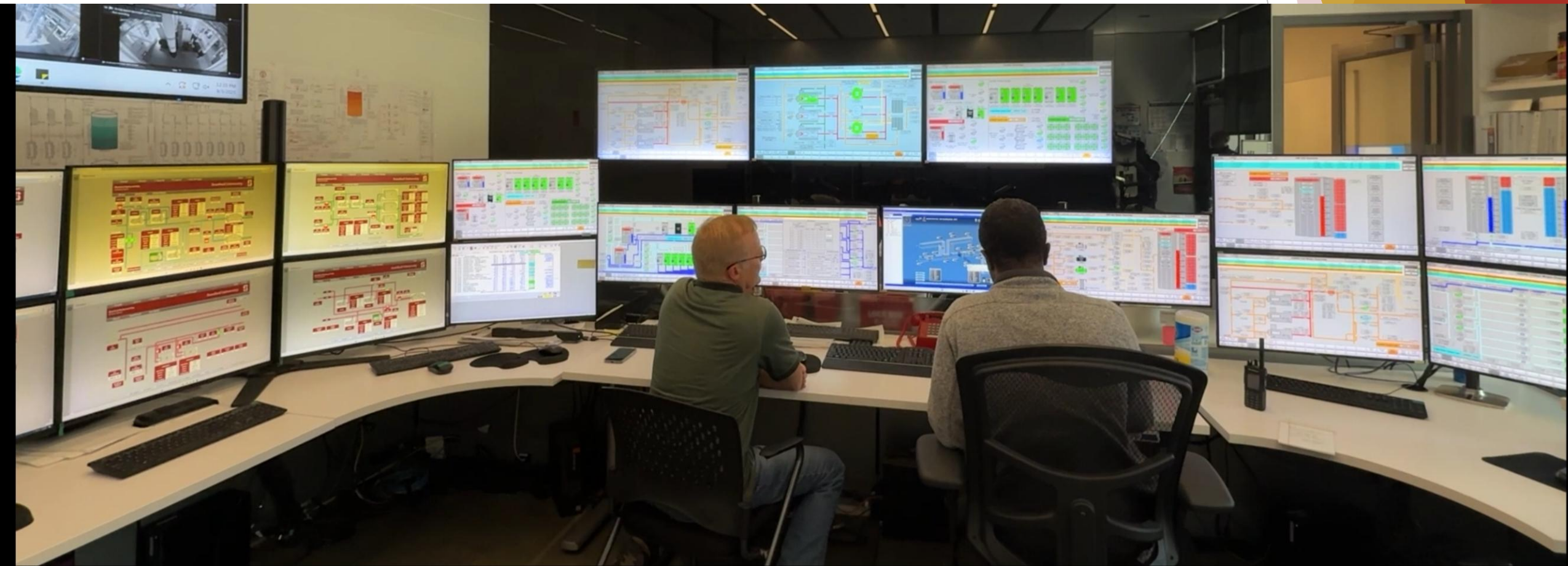
Plugging Things In

High Volt Data Time!

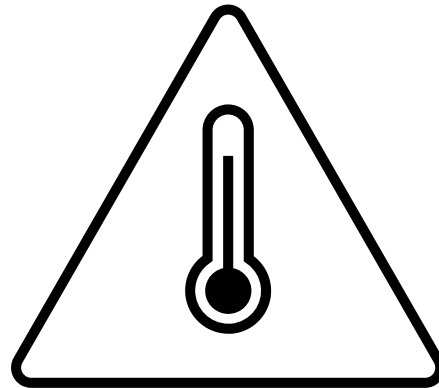
- ▶ 1000's of Assets
- ▶ 300+ Transformers (12400 Volts/ 3 Phase)
- ▶ 250+ Switches
- ▶ 600+ Confined Spaces
- ▶ 9 High Voltage Professionals



Thermal maintenance data was more readily verifiable and was mostly newer



3000+ assets across hot water, chilled water, and steam production and distribution had to be integrated. This includes 3 separate power plants.





Existing data sources needed some cleanup

Lessons learned

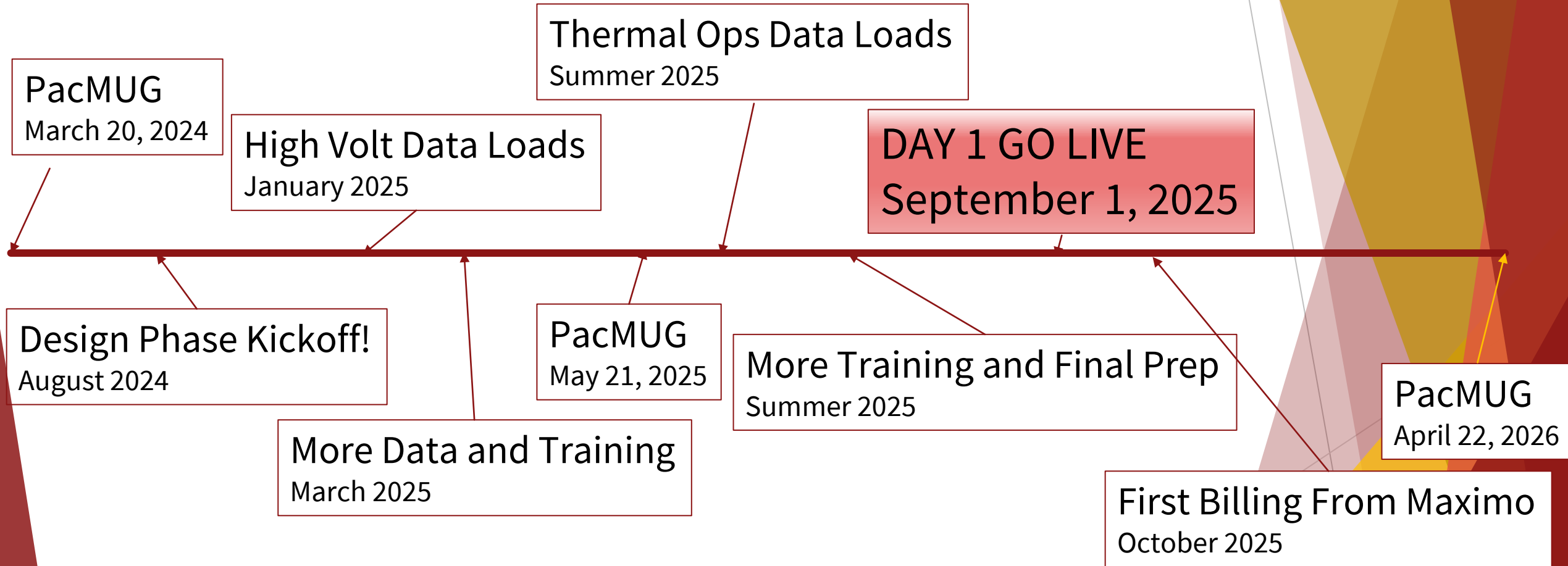
- ▶ Be Wary of Scope creep
- ▶ Never enough training. More hands-on workshops
- ▶ IBM deliverables and timelines
- ▶ IBM experts around the globe – Many Timezones
- ▶ If it sounds too good to be true, it probably is



Our masterpiece
was complete...
or at least close
enough to meet
some deadlines!

Pictured here: The Stanford
Energy Ops Maximo integration,
the day before Go Live

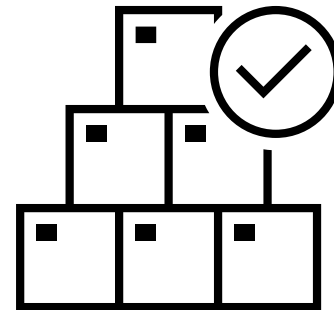
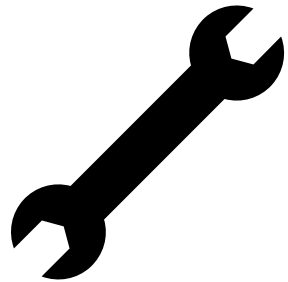
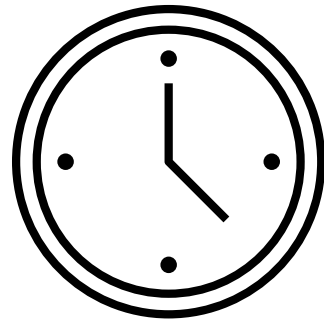
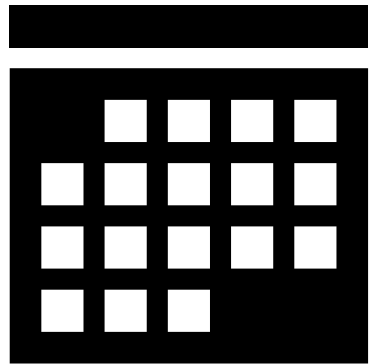
Timeline of a Dream, in retrospect



Going Live

The background features a light gray gradient on the left side, transitioning into a series of overlapping, semi-transparent geometric shapes on the right. These shapes are primarily triangles and polygons in shades of red, orange, and yellow, creating a dynamic, layered effect.

The GO LIVE transition included technicians charging time to work orders and managing inventory with maximo



Growing pains. Swivel chairs

Purchase Orders

Find navigation item <

Available Queries v

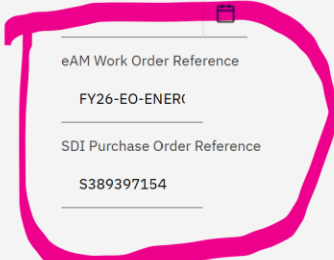
Common Actions

More Actions

[Run Reports](#)

PO	PO Lines	Ship To / Bill To	Terms and Conditions	Log	Specifications
PO 1012		Ingersoll Rand Compressor Motor Order			Site MAIN
Revision 0					

Details	Dates	Costs
Type STD	Status Date 10/13/25 8:20 AM	Pretax Total 1,175.94
Buyer Company	Ordered Date 10/13/25 8:01 AM	Total Tax 107.30
Buyer	Required Date	Total Cost 1,283.24
Priority 0	Follow-up Date	Currency USD
Receipts COMPLETE	Vendor Date	Total Base Cost 1,283.24
Contract Reference	eAM Work Order Reference FY26-EO-ENERG	
Contract Type	SDI Purchase Order Reference S389397154	
Contract Revision		



Hey this thing
is pretty good

837 COMP work orders

5328 Assets

8865 Locations

35+ regular users

Things We Do Today with Maximo



Find navigation item

Available Queries

Common Actions

- Save Labor
- Clear Changes
- Change Status
- Create Report
- Application Import
- Application Export

More Actions

- View History
- View Crew Assignments
- View Assigned Work
- Zero Year to Date Hours
- Create Labor Inventory Location
- Attachment Library/Folders
- Add to Bookmarks
- Run Reports
- Cognos Analytics

Your privacy choices

Labor

Labor

VALENTI3

*Person

VALENTI3

Work Site

MAIN

Work Location

Labor Inventory

Labor Inventory

Start Location

End Location

Personal

First name

View Assigned Work

Labor

VALENTI3

Valentino Dasalla Puntanilla

Calendar

SHOP2025

Shift

Start Date

End Date

Refresh

(1 - 15 of 20)

Work Order	Description	Task	Location	Asset	Scheduled Start	Hours
1002	FY26-CEF-EQUIP-RIGGING		14-680		9/30/25 11:00 PM	5:00
1005	FY26-ENERGYMAIN-LEAD		14-680		8/31/25 5:00 PM	200:00
1055	HRC 2 motor removal		14-680-140	11724	9/4/25 6:49 AM	8:00
1015	Roth way pump station PM		RWPS		9/2/25 9:20 AM	2:00
1016	P-1053 IB and OB seal repair		14-680-001	11768	9/4/25 6:09 AM	8:00
17025	Hot water makeup pressure gauge near Pressure expansion tank is leaking		70-490-107		9/10/25 7:40 AM	1:00
17128	Remove, ship, reinstall air compressor regulator valve for HWG #1		14-680-106	11729	9/12/25 7:13 AM	1:00
17130	investigate banging in machinery room		02-595		9/12/25 12:50 PM	1:00
17195	PSP SP-3 Replace Flow Meter		14-695-101	13717	9/22/25 6:37 AM	1:00
17102	MH-TD STEAM MANHOLE SEMI-ANNUAL PM		STM-MH-TD	13574	9/23/25 8:19 AM	1:00
17518	Ford Center 08-250 - H1029 Flexim reading high - Clean Flow Tube		HWM-H1029	13305	10/29/25 12:00 AM	1:00
19844	CL8760 Pump not pumping		70-490-113	13588	10/30/25 1:21 PM	1:00
17043	Beckman West CHW Meter C1118 (07-530): Replace Meter- Window from customer		CWM-C1118	12759	11/3/25 1:26 PM	1:00
17036	04-470-PHYSICS/ASTROPHYSICS - Meter calibration, Remove and Clean		CWM-C1240	12793	11/3/25 11:00 PM	1:00
20857	PSP Fire Watch		14-695		11/7/25 12:19 PM	1:00

1 - 15 of 20

OK

Charging time

Blanket workorders that applied to several assets have been eliminated, improving asset and work tracking

List View / Work Order Tracking

Find navigation item <

Available Queries v

Common Actions

- + New Work Order
- Save Work Order
- Change Status
- Select Owner
- Take Ownership
- Approve Work Order
- Initiate Work Order
- Complete Work Order
- Close Work Order

Work Order	Plans	Assignments	Related Records	Actuals	Safety Plan	Log	Data Sheet	Failure Reporting	Specifications	Service Address
Work Order										
37599			E1611 Change Out - 09-300 Roscoe Maples Pavilion							
Location			MAPLES PAVILION; T525							
Asset			Meter,Power, ION7330, 10.200.192.31/7802/5032 - DECOMM							
Configuration Item										
WO Total Work Units				1.00						
Parent WO										

Site: MAIN

Class: WORKORDER

Work Type: CM

GL Account

Failure Class

Problem Code

Attachments: View attachments

Status: TECHCOMP

Status Date: 3/25/26 10:25 AM

Inherit Status Changes?

Accepts Charges?

Financial Reporting business requirements are met

IBM Maximo Application Suite | Manage

Labor Reporting


Find navigation item <

Available Queries v

Common Actions

- Save Labor Report
- Create KPI
- Enter By Work Order
- Enter By Labor
- Enter By Ticket
- Enter By Contract/Vendor
- Enter By Crew
- Create Report

More Actions

- Daily Attendance
- Approve Labor
- Run Reports 
- Cognos Analytics

Transactions (1 - 15 of 7050)

<input type="checkbox"/>	Labor	Craft	Work Order	WO Description	Start Date -	Regular Hours	Approved?
<input type="checkbox"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="checkbox"/>
<input type="checkbox"/>	▼ AZERGES	> HIGHVOLT	> 1039	> FY26-HV-METER	4/21/26	8:00	<input type="checkbox"/>
<input type="checkbox"/>	▼ DMCM	> EST	> 1037	> Energy Operations Rounds/Chemistry CEF & PSP - Time Only	4/21/26	12:00	<input type="checkbox"/>
<input type="checkbox"/>	▼ EDGARC	> MECHANIC	> 42693	> CHP Purge Fan has missing duct clips - Room 204	4/21/26	2:00	<input checked="" type="checkbox"/>
<input type="checkbox"/>	▼ EDGARC	> MECHANIC	> 1012	> FY26-EO-SAFETY MEETING, VECTOR, SHOP MEETINGS	4/21/26	1:00	<input type="checkbox"/>
<input type="checkbox"/>	▼ EDGARC	> MECHANIC	> 1011	> FY26-SU-TRAINING, ALL HANDS MEETING	4/21/26	1:00	<input type="checkbox"/>
<input type="checkbox"/>	▼ EDGARC	> MECHANIC	> 35882	> P-1023 QUARTERLY PM	4/21/26	4:00	<input type="checkbox"/>
<input type="checkbox"/>	▼ KHIENG	> EST	> 1037	> Energy Operations Rounds/Chemistry CEF & PSP - Time Only	4/21/26	8:00	<input type="checkbox"/>
<input type="checkbox"/>	▼ MMICKEY	> ICE	> 1011	> FY26-SU-TRAINING, ALL HANDS MEETING	4/21/26	2:00	<input type="checkbox"/>
<input type="checkbox"/>	▼ MMICKEY	> ICE	> 1004	> FY26-MEET-LTHW/CW-METER	4/21/26	1:00	<input type="checkbox"/>

Inventory is tracked and improving constantly. Currently 519 unique items on record across 7 storerooms.

Item Master

Find navigation item <

Available Queries ▾

Common Actions

- + New Item
- ⋮ Change Status
- 🕒 Create KPI
- 📄 Create Report

More Actions

- Add Items To Storeroom
- Add Items to Multiple Storero...
- Unit of Measure and Conver... ▾
- Add/Modify Commodity Codes
- Attachment Library/Folders ▾
- Run Reports
- Cognos Analytics

Items (1 - 20 of 519)

Item	Description	Model Number	Commodity Group
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
100001	Pump,Sump, 0.3 HP, 18.0 "	M53	
100002	Kaeser: Drain Valve Replacement US4170-08 See Maximo part 100494	US4170-08 / 3244430	
100003	PARKER: Automatic Drain: Plastic, PS506P	PS506P	
100004	PARKER: Filter Element Kit: Particulate, 40 micron, PS701P	PS701P	
100005	Service Unit for ECO DRAIN 30 Viton	AN8247400340 / 4026567	
100006	ECO DRAIN 30(95-230Vac) NPT	ANECODRAIN30 / 4023911	
100007	Kaeser: V-ribbed belt 6.3815.1	6.3815.1	
100008	V-ribbed belt 5 PK 885 6.3816.1	6.3816.1	
100009	Kaeser: Oil Filter 6.3462.1	6.3462.1	
100010	Kaeser: Air Filter cartridge 120x50 6.4212.0	6.4212.0	
100011	Kaeser: oil separator cartridge 100x10mm 6.3795.10010	6.3795.10010	

Service requests

< New service request View requests Submit

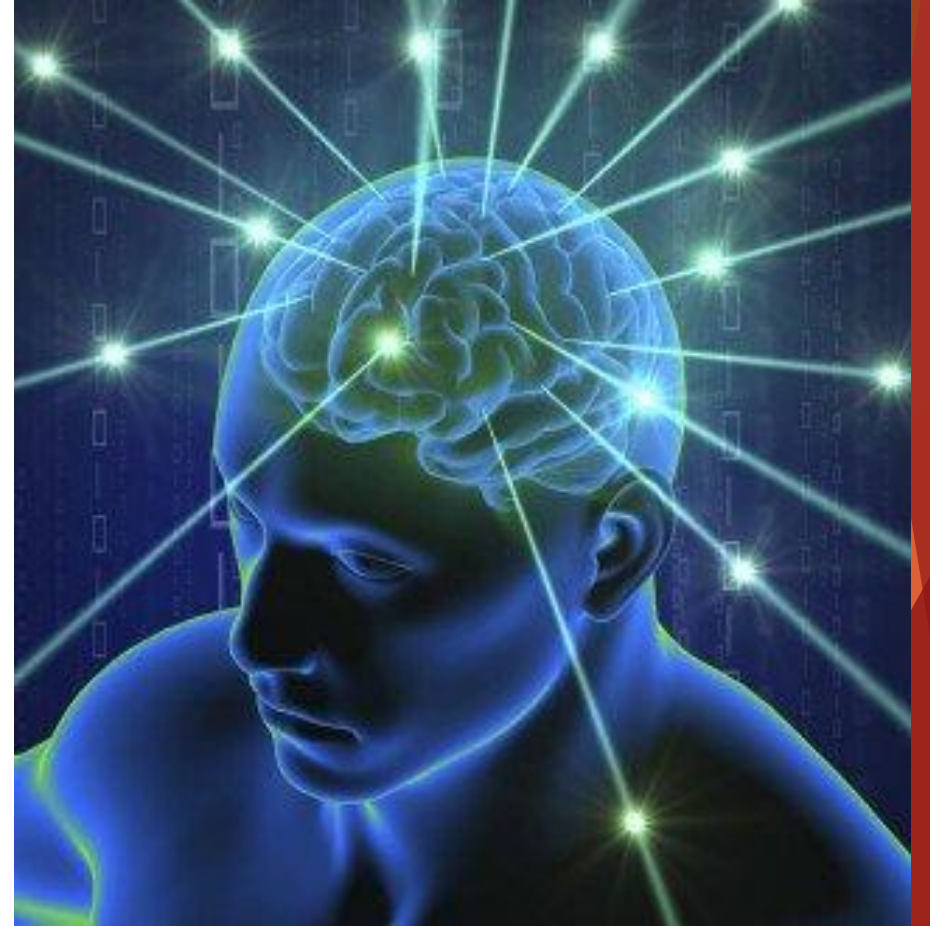
Category High Voltage Requests	
High priority	<input type="radio"/>
Details	>
Contact person Giovanni S Alvarez	>
Location	>
Asset	>
Service Address	>
Similar service requests	>
Attachments	>

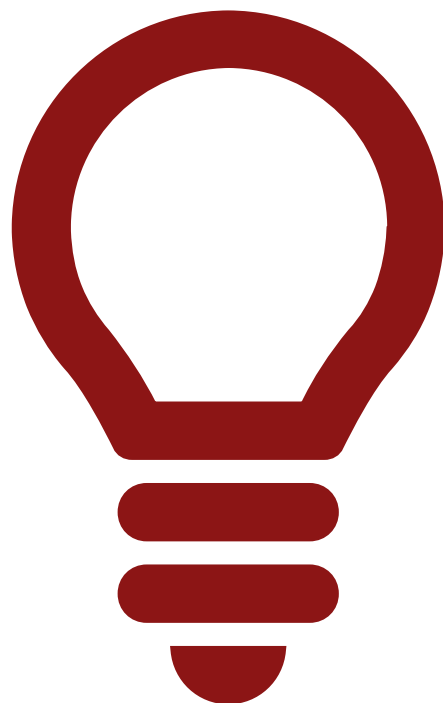
If the equipment is being fixed or upgraded, no PTA# is needed.

Will this equipment be manually read? (It will not connect to the network.)

Will new equipment be installed by HV Tech or General Contractor?

Maximo has become our source of truth for a majority of maintenance activities





The Streetlights case study illustrates how we bridge the gap between operations and clean data using **CLAUDE AI**

About Brooke

- Just graduated undergrad from UC Berkeley
- B.S. / M.S. in Industrial Engineering and Operations
- PhD at Princeton in the Fall
- Previously Data Science @ Amazon & chemical engineering research
- Interested in energy and systems!



Problem

Data spread across multiple formats

Maintenance and repair projects difficult to track

3000+

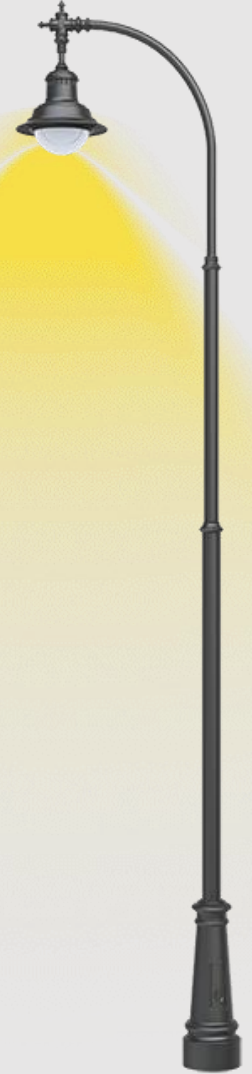
Lights across campus

30

Campus maps

10+

Types of street lights



Solution

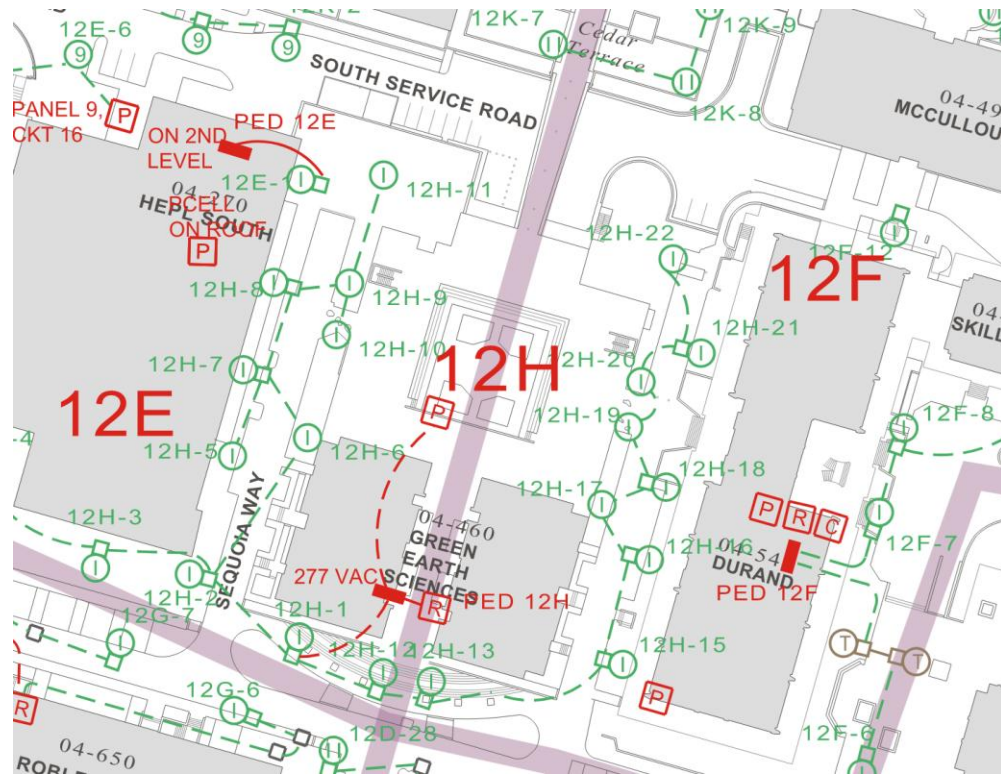
Database with data for each light!



- ① SUI FIXTURE
- ①① SUII FIXTURE
- ⑤ GE 101 (TEARDROP)
- ④ 24' GLOBE - 300W. INC.
- LT. REMOVED, RODS PROT.
- ⊗ LT. REMOVED, ROD CUT
- ⑦ HOLOPHANE POST TOP
- ⑧ ROADWAY LUMINARE
- ⑧●⑧
- ⑨ HOLOPHANE 350
- ⑩ GARDCO FORM 10
- ⑩
- Ⓣ TREE LIGHT
- ⓕ FLOOD LIGHT
- △
- Ⓞ LT. ON SERIES CCT.
- Ⓚ KIOSK
- Ⓞ LT. NOT LISTED ABOVE
- DBL. OR NUMBER OF LTS.
- PULL BOX
- ▲ TYPE RO, 6.6A, C.C. XF
- POLE OR STANDARD
- WOOD POLE
- Ⓟ PHOTO CELL



Street Light Maps



Campus Area 12: Circuit 12E, 12H, 12F



Campus Area 12

Result

Campus Region ID	Panel ID	Light ID	Location Type	Fixture Type	Pole Type	Control Type	Department	Status	Line Type	Does Not Exist	Notes
2	2A	2A-1	Pathway	SUI FIXTURE	N/A	PHOTO CELL REMOTE BYPASS	Energy Ops.	Active	Underground	Exists	
2	2A	2A-2	Pathway	SUII FIXTURE	N/A	PHOTO CELL REMOTE BYPASS	Energy Ops.	Active	Underground	Exists	
2	2A	2A-3	Pathway	SUI FIXTURE	N/A	PHOTO CELL REMOTE BYPASS	Energy Ops.	Active	Underground	Exists	
2	2A	2A-4								Does Not Exist	
2	2A	2A-5								Does Not Exist	
2	2A	2A-6	Pathway	SUII FIXTURE	N/A	PHOTO CELL REMOTE BYPASS	Energy Ops.	Active	Underground	Exists	
2	2A	2A-7	Pathway	SUI FIXTURE	N/A	PHOTO CELL REMOTE BYPASS	Energy Ops.	Active	Underground	Exists	
2	2A	2A-8	Pathway	SUII FIXTURE	N/A	PHOTO CELL REMOTE BYPASS	Energy Ops.	Active	Underground	Exists	
2	2A	2A-9	Pathway	SUII FIXTURE	N/A	PHOTO CELL REMOTE BYPASS	Energy Ops.	Active	Underground	Exists	
2	2A	2A-10	Pathway	SUII FIXTURE	N/A	PHOTO CELL REMOTE BYPASS	Energy Ops.	Active	Underground	Exists	Labeled as "2A-"
2	2A	2A-11	Pathway	SUII FIXTURE	N/A	PHOTO CELL REMOTE BYPASS	Energy Ops.	Active	Underground	Exists	
2	2A	2A-12	Pathway	SUII FIXTURE	N/A	PHOTO CELL REMOTE BYPASS	Energy Ops.	Active	Underground	Exists	
2	2A	2A-13	Pathway	SUII FIXTURE	N/A	PHOTO CELL REMOTE BYPASS	Energy Ops.	Active	Underground	Exists	
2	2A	2A-14	Pathway	SUII FIXTURE	N/A	PHOTO CELL REMOTE BYPASS	Energy Ops.	Active	Underground	Exists	
2	2A	2A-15	Pathway	SUII FIXTURE	N/A	PHOTO CELL REMOTE BYPASS	Energy Ops.	Active	Underground	Exists	
2	2A	2A-16	Pathway	SUII FIXTURE	N/A	PHOTO CELL REMOTE BYPASS	Energy Ops.	Active	Underground	Exists	
2	2A	2A-17	Pathway	SUII FIXTURE	N/A	PHOTO CELL REMOTE BYPASS	Energy Ops.	Active	Underground	Exists	
2	2A	2A-18	Pathway	SUII FIXTURE	N/A	PHOTO CELL REMOTE BYPASS	Energy Ops.	Active	Underground	Exists	
2	2A	2A-19	Pathway	SUII FIXTURE	N/A	PHOTO CELL REMOTE BYPASS	Energy Ops.	Active	Underground	Exists	
2	2A	2A-20	Pathway	SUII FIXTURE	N/A	PHOTO CELL REMOTE BYPASS	Energy Ops.	Active	Underground	Exists	
2	2A	2A-21	Pathway	SUI FIXTURE	N/A	PHOTO CELL REMOTE BYPASS	Energy Ops.	Active	Underground	Exists	
2	2A	2A-22	Pathway	SUI FIXTURE	N/A	PHOTO CELL REMOTE BYPASS	Energy Ops.	Active	Underground	Exists	
2	2A	2A-23	Pathway	SUI FIXTURE	N/A	PHOTO CELL REMOTE BYPASS	Energy Ops.	Active	Underground	Exists	

Data Extraction and Processing

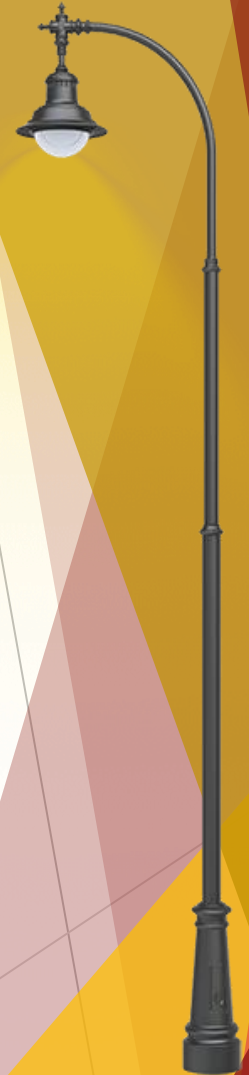


Prompt: Please extract a list of the lights in the circuit and the type based on the legend. Match the format of this spreadsheet.

(upload spreadsheet template and screenshots of the map)



Stanford AI Playground



For 12J:

Claude-4-Sonnet was the best model for this!

Campus Region ID	Panel ID	Light ID	Location Type	Fixture Type	Pole Type	Control Type	Department	Status	Line Type	Does Not Exist	Notes
12	PED 12J	12J-1		Holophane 350	N/A	PHOTO CELL	Energy Ops	Active	Underground	Exists	
12	PED 12J	12J-2		Holophane 350	N/A	PHOTO CELL	Energy Ops	Active	Underground	Exists	
12	PED 12J	12J-3		Holophane 350	N/A	PHOTO CELL	Energy Ops	Active	Underground	Exists	

A	B	C	D	E	F	G	H	I	J	K
Campus Region ID	Panel ID	Light ID	Location Type	Fixture Type	Pole Type	Control Type	Department	Status	Line Type	Does Not Exist
12	PED 12A	12A-1		SUI FIXTURE	N/A	PHOTO CELL	Housing	Active	Underground	Exists
12	PED 12A	12A-2		SUI FIXTURE	N/A	PHOTO CELL	Housing	Active	Underground	Exists
12	PED 12A	12A-3		HOLOPHANE 350	N/A	PHOTO CELL	Energy Ops.	Active	Underground	Exists
12	PED 12A	12A-4		HOLOPHANE 350	N/A	PHOTO CELL	Energy Ops.	Active	Underground	Exists
12	PED 12A	12A-5		HOLOPHANE 350	N/A	PHOTO CELL	Energy Ops.	Active	Underground	Exists
12	PED 12A	12A-6		HOLOPHANE 350	N/A	PHOTO CELL	Energy Ops.	Active	Underground	Exists
12	PED 12A	12A-7		HOLOPHANE 350	N/A	PHOTO CELL	Energy Ops.	Active	Underground	Exists

Other Applications?

Data Analysis & Insights

ex. Quick statistical summaries and trends, anomaly detection in datasets

Query & Formula Assistance

ex. SQL query generation and optimization

Data Processing & Cleanup

ex. "Find and highlight duplicate entries in this employee database and standardize phone number formats."



Stanford AI Playground

MAXIMOIZATION

[List View /](#)
Classifications

Find navigation item <

Available Queries v

Common Actions

+ [New Classification](#)

 [Save Classification](#)

 [Create Report](#)

More Actions

[Add/Modify Image](#)

[Add/Modify Properties](#) v

[Manage CI Hierarchies](#)

[Duplicate Classification](#)

[Delete Classification](#)

[Run Reports](#)

[Cognos Analytics](#)

Classifications

Classification	STREETLIGHTS	Streetlights
Classification Path	STREETLIGHTS	Streetlight Power Sources
ClassstructureID	1034	
Parent Classification		
Generate Description?	<input type="checkbox"/>	
Order	1	

MAXIMOIZATION

IBM Maximo Application Suite | Manage

Assets

Assets (1 - 20 of 169)

Asset	Description	Asset Tag	Status	Location	Serial #	Loop Location
<input type="text" value=" "/>						
14107	14B Streetlight Circuit	14B	ACTIVE	06-251		
14042	2A Streetlight Circuit	2A	ACTIVE	03-000		
14093	10A Streetlight Circuit	10A	ACTIVE	02-100		
14094	11A Streetlight Circuit	11A	ACTIVE	06-500		
14095	12A Streetlight Circuit	12A	ACTIVE	05-010E		
14096	12B Streetlight Circuit	12B	ACTIVE	05-100		
14097	12C Streetlight Circuit	12C	ACTIVE	04-480		
14098	12D Streetlight Circuit	12D	ACTIVE	04-720		
14099	12E Streetlight Circuit	12E	ACTIVE	04-270		
14100	12F Streetlight Circuit	12F	ACTIVE	04-540		
14101	12G Streetlight Circuit	12G	ACTIVE	04-650		
14102	12H Streetlight Circuit	12H	ACTIVE	04-460		

Common Actions

- New Asset
- Change Status
- Move/Modify Assets
- Swap Assets
- Create KPI
- Create Report
- Unlink GIS Feature
- Delete linked GIS Feature

More Actions

- Define Maintenance Schedule
- Define Operational Schedule
- Add Assets to Collections
- Add/Modify Linear Referencin...
- Create (Spatial)
- Create
- Unit of Measure and Conver...

The Future With Maximo



Prioritizing for the future

- ▶ Phase 1 – Foundation (Apr–Jun 2026)
 - ▶ Failure codes, hierarchy, PM standards
- ▶ Phase 2 – Condition to action (Jul–Sep 2026)
 - ▶ PI triggers and Maximo integration
- ▶ Phase 3 – Reliability and safety (Oct 2026–Mar 2027)
 - ▶ PM optimization and safety workflows
- ▶ Phase 4 – AI advisory and pilot (Apr–Sep 2027)
 - ▶ AI recommendations and anomaly detection
- ▶ Phase 5 – Lifecycle planning (FY28+)
 - ▶ Capital planning and full predictive model

Monitor will open the door to predictive maintenance but requires more Pi integration

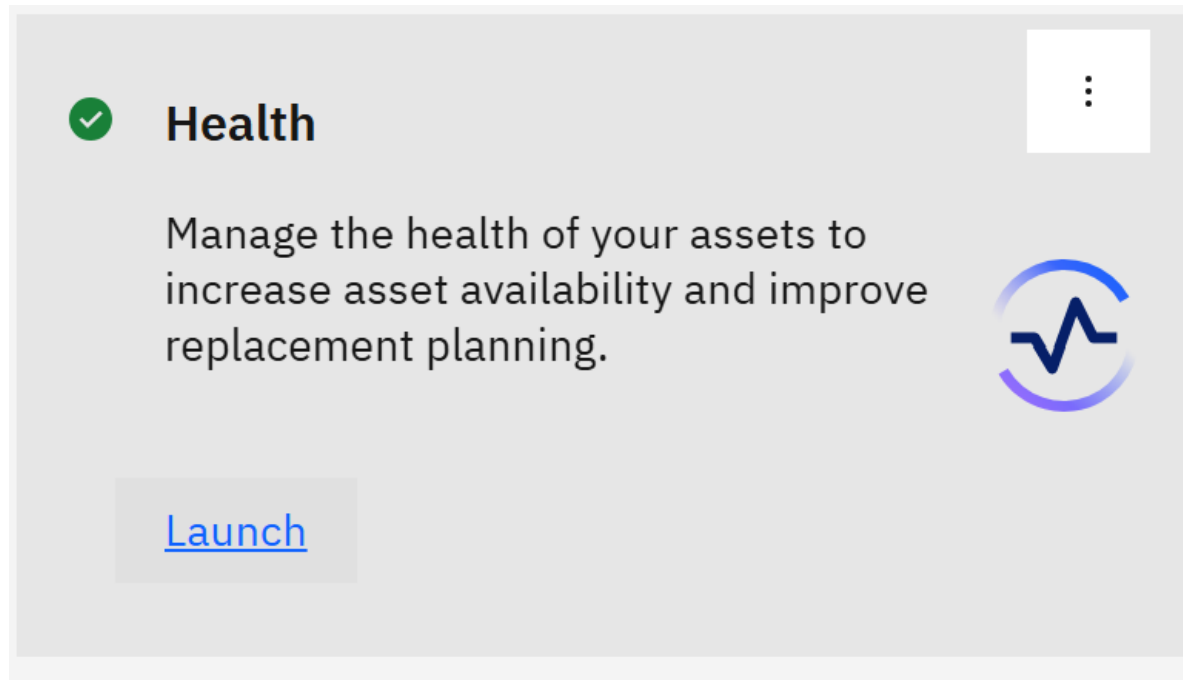


Monitor

Optimize operating performance by using AI-powered remote asset monitoring to obtain insights into failures.





Health will help with long term capacity planning and capital projects



Health

Manage the health of your assets to increase asset availability and improve replacement planning.

[Launch](#)



Folks with decades of service are retiring and we need to document their institutional knowledge



We hope to eliminate swivel chairs in the future and eliminate pain points in inventory and supply chain



Safety plan and
qualifications
integration with work
orders and job plans





Change management is a priority to keep plant operations documented

Other departments of LBRE may be joining us soon in MAXIMOIZATION



Thanks for listening