



Hourly PM Schedules

SAI is excited to announce a new feature called Hourly PM's available in version 3.1.12 of SynergyMMS.

There are two main areas of change in the Preventive Maintenance module of SynergyMMS:

1. PM Schedule Changes
2. PM Calendar Changes

PM Schedules

The PM Generator will now run on an hourly basis. So, you can generate a PM at any hour of the day. This would allow you to have a PM be generated for different shifts of a day if you would like. So to set the time of when the PM will generate, you would use

The screenshot shows the "PM Schedules" window. At the top, there is a table with 31 PM Schedules. Below the table is a configuration panel for the selected "1st Shift Rounds" schedule. A red arrow points from the text above to the "Start Time" field in the configuration panel, which is circled in red.

Schedule Name	Type	Frequency	Mode	Repair Dept.	RepairTrade	Assigned To
1st Shift Rounds	Room	Daily	Regular	ENG	ENGR	None
2nd Shift Rounds	Room	Daily	Regular	ENG	ENGR	Diaz123, Martha
ABC Schedule	Room	Every 13 weeks	Regular	BILLING	ELEV	Daniels_ES, Todd
Air Handler Quarterly	Equipment	Weekly	Regular	None	None	None
Daily pool chemicals	Room	Daily	Absolute	None	None	None
Filter Change	Equipment	BiMonthly	Regular	BUILDING	HVAC	test, test1
Guest Rm Carpet Cleaning	Room	Quarterly	Regular	BUSN	Bellman	test, test1
Kims Room PM	Room	Monthly	Regular	ENG	None	test, test1
kims test 2	Equipment	Daily	Regular	ENG	None	test, test1
new PM	Equipment	Daily	Regular	ENG	None	test, test1
new sch	Equipment	Daily	Regular	None	None	test, test1
New test schedule for 3.1.9	Equipment	Daily	Regular	None	None	None
odbc test 2	Equipment	Daily	Regular	None	None	test, test1
Oil Change	Equipment	Monthly	Regular	BILLING	MAID	None

PM Schedule - 1st Shift Rounds

Auto Schedule

Schedule Mode

Regular Sliding Absolute

PM Generation Options

Frequency:

Room Threshold:

Date Options

Start Date:

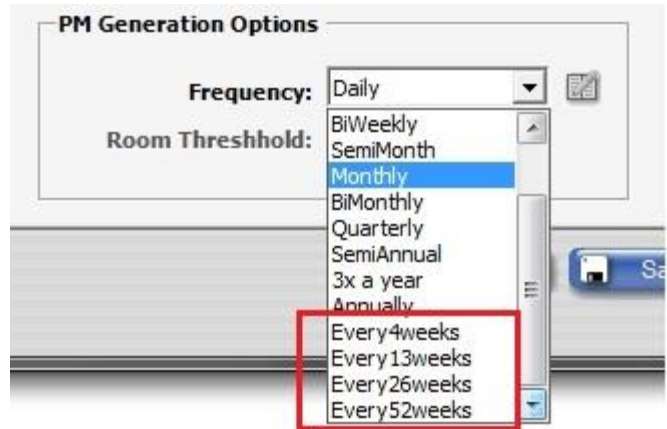
Start Time:

Repeat every year(s).

+ Add Save Cancel

There are also new frequencies that can be used for a PM Schedule.

These new frequencies will allow PMs to be generated exactly the same day as based on 4, 13, 26, and 52 week frequency, respectively.



Also, the way the PM Generator runs in previous versions/builds of SynergyMMS is different. With the new version of SynergyMMS, if a property is generating their PMs Weekly on a specific day, all PMs that are scheduled for that week will be generated that day. However, they will be sitting in the Pending View until they come due. The PM Generator will utilize the Schedule For date to accomplish this.

PM Calendar

The PM Calendar “Day” view used to be a new window that would open. Now it is included in its own tab as Week and Month are:

WR#	Item	Schedule Name	Description	Frequency
	ADA Lift - Main Pool	ADA Lift -1378	·Check battery level·Wipe control bo...	Once a day
	ADA Lift - Quiet Pool	ADA Lift -1379	·Check battery level·Wipe control bo...	Once a day
	perty Ops Shop	Alerton Re1337	Check all cb box stpts, ahu supply st...	Once Per Week
	king lot, self, P1, Level 1	Clean Gara1351	Clean all corners of parking areas	Once Per Week
	king lot, self, P2, Level 2	Clean Gara1351	Clean all corners of parking areas	Once Per Week
	king lot, self, P3, Level 3	Clean Gara1351	Clean all corners of parking areas	Once Per Week
	king lot, valet, Level 1	Clean Gara1351	Clean all corners of parking areas	Once Per Week
	king lot, valet, Level 2	Clean Gara1351	Clean all corners of parking areas	Once Per Week
	fPark 1	Daily Swee326	Run Sweeper through specified locati...	Once Per Week
	D1M1 - Dimmer rack	Dimmer Rac308	Check dimmer rack filters for debris a...	Every Month
	FCU 1-14	Fan Coil U641		Twice Per Year
	Elevator #20	Firemans R375	____ Follow Firemans recall steps...	Every Month
	Genie AWP Super Series Lift	Genie AWP 384	____ Check the Hydraulic Oil Level. ...	Every Month
	East	GSE Tower 218	-MR-16 Spotlights (Art and Guest Ele...	Once a day
	West	GSE Tower 218	-MR-16 Spotlights (Art and Guest Ele...	Once a day
	East	GSE Tower 219	-MR-16 Spotlights (Art and Guest Ele...	Once a day
	West	GSE Tower 219	-MR-16 Spotlights (Art and Guest Ele...	Once a day
	East	GSE Tower 220	-MR-16 Spotlights (Art and Guest Ele...	Once a day
	West	GSE Tower 220	-MR-16 Spotlights (Art and Guest Ele...	Once a day
	East	GSE Tower 224	-MR-16 Spotlights (Art and Guest Ele...	Once a day
	South	GSE Tower 224	-MR-16 Spotlights (Art and Guest Ele...	Once a day
	West	GSE Tower 224	-MR-16 Spotlights (Art and Guest Ele...	Once a day
	East	GSE Tower 225	-MR-16 Spotlights (Art and Guest Ele...	Once a day

Unit Format: Count / Hours

More notes on the PM Calendar:

- The Magnifying Glass on the PM Calendar has been removed. Only details from a single day will be able to be viewed.
 - You can also select the whole list, and copy into Excel for more sorting capabilities.
- With the way the PM Generator now runs, you will be seeing PMs scheduled for each day on the PM Calendar. This is because it is reflecting the Date Scheduled For field instead of the Date Opened field. This means, if you are generating your PMs weekly, you will still see the Daily representation of the PMs that are set to be generated, or have been generated.



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