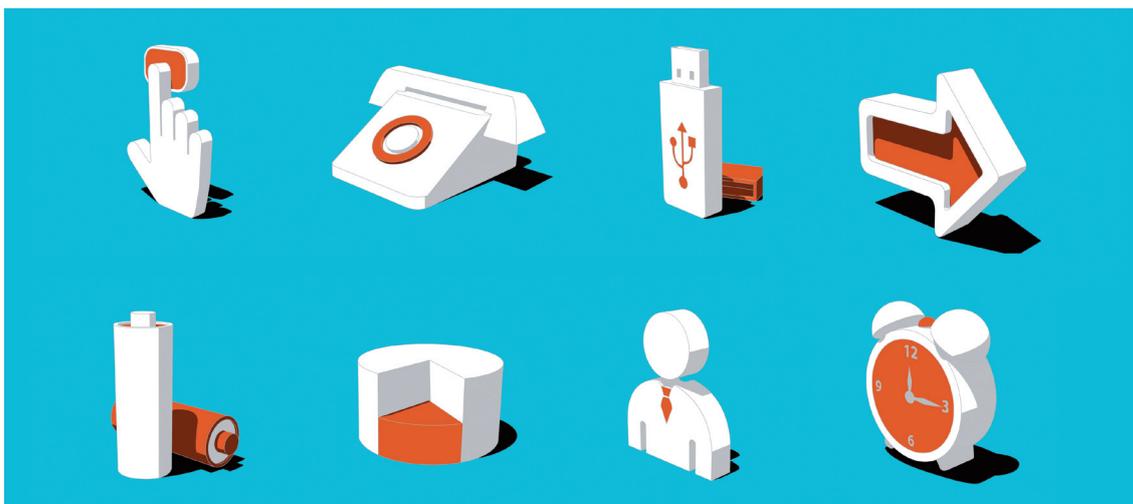# BMS

FSI's Building Management System (BMS) module provides a wealth of tools for the integration of building control systems into Concept™. BMS is not intended to provide the functionality of a control system, but provides the transfer of key information from the BMS system into Concept™, to allow the issue of run-time maintenance and alarms.

Run-time maintenance in Concept™ is almost identical to that of planned maintenance, except the controlling factor is not calendar based, but instead the operational amount of run-time hours for the piece of equipment. The transfer of alarms into Concept™ manifest themselves as Helpdesk calls, allowing all of the standard task management functionality to be applied, e.g. the assignment of engineers, processing of time-sheets, etc.

BMS feeds data directly into Concept™, allowing real-time monitoring of user-selected alarms and maintenance of critical equipment based on runtime hours. Many types of equipment have non-uniform usage and for that reason maintenance by actual hours of use can provide a better policy for equipment care than frequency based maintenance.

BMS is compatible with most third-party building control systems. Standard drivers for the BMS module include Satchwell™, Trend, Cylon©, TAC© and other leading control suppliers. The module is also compatible with other monitoring systems, such as ICA (Instrument Control and Automation) and SCADA (Supervisory Control and Data Acquisition).

Features
- Available with Concept™ SQL Lite, Concept™ SQL and Concept™ 500.
- Multiple BMS systems can be monitored at the same time.
- Real-time monitoring of alarms and run time hours.
- Integration with leading control systems.
- Automated generation of both reactive and maintenance job cards.

Benefits
- Directly linked to Concept™ and automatically generates details of equipment that has broken down: no need to contact the helpdesk manually as Concept™ generates the necessary work orders and prints job cards. Alarm types can be transferred to Concept™ directly or using simple file transfer.
- Polls the target BMS system at regular intervals to crosscheck the current runtime hours of equipment against a register of due hours.
- Reduces the necessity for the helpdesk to intervene in equipment maintenance.
- Issues warnings before failure of critical equipment.
- Cost benefit: potential to maintain the item of equipment fewer times than the recommended planned maintenance regime of the equipment.

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