

# Preventive Maintenance and CMMS Software Guide



## Preventive Maintenance Software and CMMS Software Guide

I need to implement a CMMS software system for my company's two manufacturing facilities in the next calendar year. Earlier this year, we had decided on [Rockwell Automation Fiix CMMS Software](#) because it checked all the critical boxes for our current needs while with a planned upgrade to the enterprise edition promising to connect to our Rockwell Allen Bradley programmable logic controllers for seamless data collection and integration to Rockwell Automation Factory Talk.

Another reason we decided to go with Fiix software is that we received special pricing based on our sister company's use of the software. Unfortunately, in 2022 a labor shortage prevented us from moving forward with Fiix. This delay has allowed me to look at some competing products from [Upkeep CMMS](#) and [MaintainX CMMS](#).

Sometimes when you work for a large corporation, you don't get to make choices and are told what to use. Regardless of my **Fiix vs. Upkeep** and **Fiix vs. MaintainX** results, Fiix might be the only option I'm allowed to select, but I will do my due diligence regardless.

### My CMMS Needs

May 29, 2023, Before I completed this post, I decided to buck the system (corporate) and select the best maintenance for my organization's needs, and that choice is **MaintainX**. Read about [MaintainX](#) and read my ongoing [MaintainX Review](#).

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## What is CMMS?

**What is the meaning of CMMS?** CMMS is an acronym for Computerized Maintenance

Management System.

**What is CMMS software?** [IBM](#) defines CMMS Software as A **computerized maintenance management system**, or CMMS is software that centralizes maintenance information and facilitates the processes of maintenance operations. It helps optimize the utilization and availability of physical equipment like vehicles, machinery, communications, plant infrastructures, and other assets. Also referred to as **CMMIS** or **computerized maintenance management information system**, CMMS systems are found in manufacturing, oil and gas production, power generation, construction, transportation, and other industries where physical infrastructure is critical.

The core of a CMMS is its **database**. It has a data model that organizes information about the assets a maintenance organization is charged with maintaining and the equipment, materials, and other resources to do so.

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## CMMS Software Guide

- [Asset Essentials](#):
- [Blue Mountain RAM](#):
- [CAFM Explorer](#):
- [Coast](#):
- [Comma CMMS](#):
- [CWorks Plus \(Free for 1 year\)](#):
- [eMaint CMMS](#):
- [FaciliWorks](#):
- [Fiix Software](#):
- [FMX](#):
- [Fracttal](#):
- [FTMaintenance](#):
- [IBM Maximo](#):
- [iMaint CMMS/EAM](#):
- [Limble CMMS](#):
- [Maintenance Care](#):
- [MaintainX](#):
- [MaintiMizer](#):
- [ManagerPlus](#):
- [Mobility Work](#):
- [MPulse](#):
- [Redlist](#):
- [Sockeye](#):
- [Upkeep](#):
- [WebTMA](#):

## Open Source CMMS Software

- [CalemEAM](#):
- [gnuMims](#):
- [Maint Smart](#):
- [openMAINT](#):

## Free CMMS Software

Let me be blunt. As the saying goes, “Nothing is Free,” and that moniker applies to “**Free CMMS Software.**” Free CMMS Software is often a limited functionality version of paid CMMS software designed to give a tease of what the paid version could deliver. Free versions are often lacking “must-have” features. The vendors also hope that once you devote a fair amount of time trying to make the free software work, you will reach the point of no return and pay for the full-featured software.

For testing purposes, I prefer when the vendor provides the full software free for a limited time. It’s the best way to ensure the CMMS software system suits your needs. Below is a collection of the most common free CMMS software options.

I’m also wary of truly free, fully functional software because, at any time, the vendor can flip the switch and begin charging for the software or, worse, discontinue the product.

- [Comma CMMS](#):
- [CWorks Plus \(Free for 1 year\)](#):
- [Fiix Software](#):
- [gnuMims](#):
- [MPSoftware](#):
- [Apache OfBiz](#):
- [SS-CMMS](#):
- [Upkeep](#):