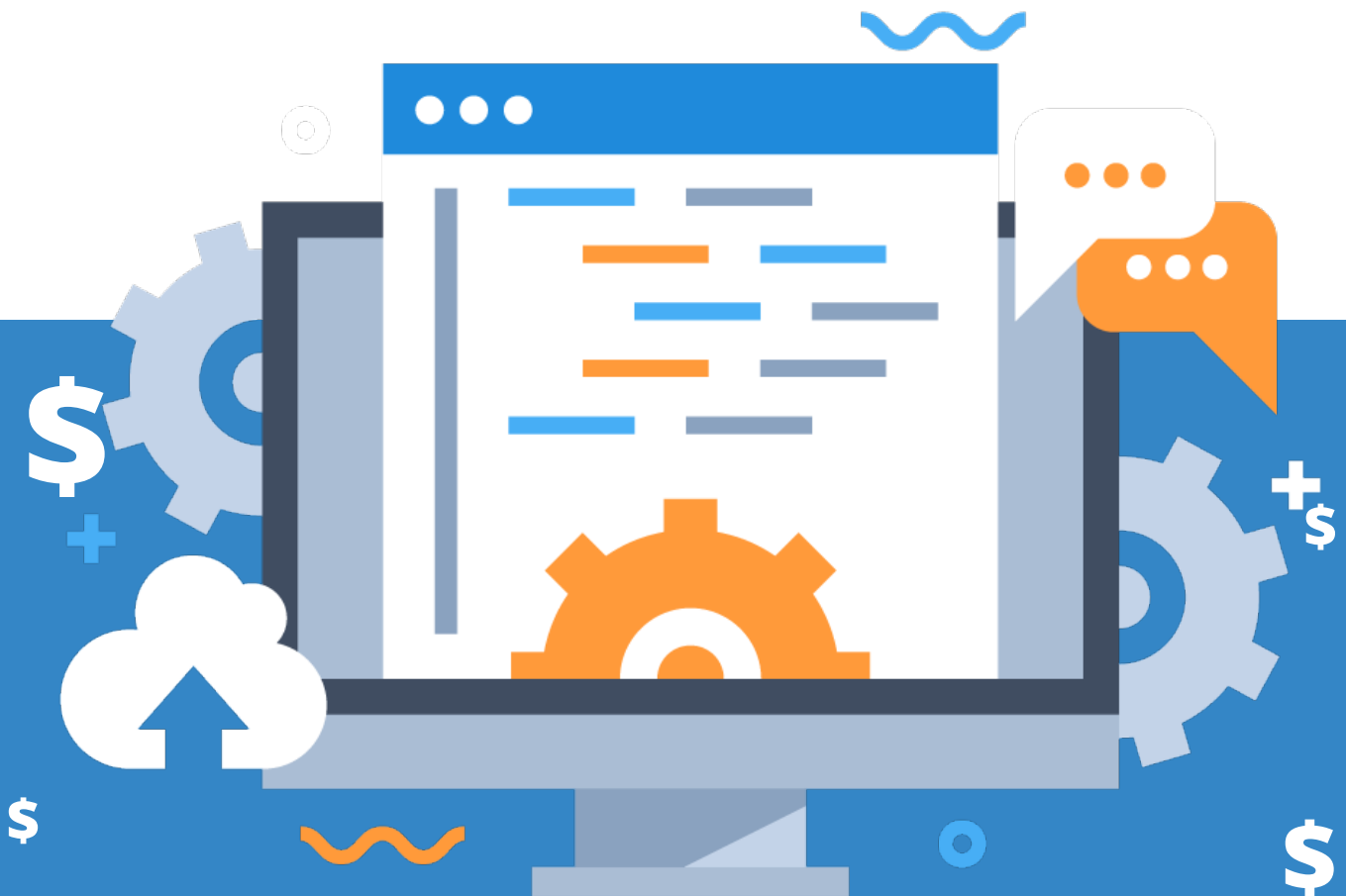




How Much Does a CMMS Cost?

2021 PRICING GUIDE



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Pricing is an important consideration for businesses that want to invest in a computerized maintenance management system (CMMS). These companies want to maintain their equipment and facilities without breaking the bank.

Some CMMS vendors provide extensive pricing details publicly, while others ask for specific company info before offering a price quote.

To simplify the process, we've put together this comprehensive pricing guide with standard pricing models, additional costs to consider and examples of popular CMMS vendor pricing.

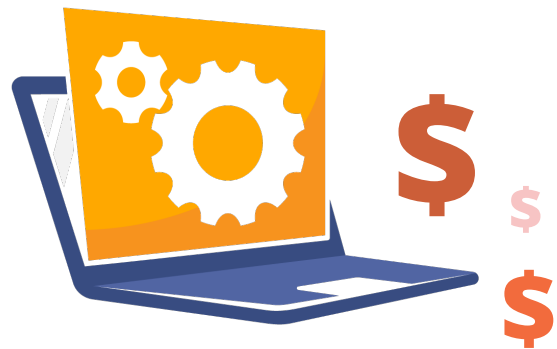
What is a CMMS?

A [computerized maintenance management system](#) helps businesses streamline maintenance operations by tracking equipment, inventory and labor. Staff can manage work orders and develop preventive and predictive maintenance programs. The software can also reduce equipment downtime and maintenance costs, as well as improve asset life.

CMMS solutions include several standard features:

Asset management – Asset management lets companies track physical and fixed assets, such as equipment, machinery, vehicles and buildings. For each asset, a CMMS can record and store the purchase date, price, serial number, technical specifications, manual, warranty, location, condition, safety permit and maintenance history. The feature also lets companies organize assets by type, department and other categories.

Inventory management – Inventory management helps companies make sure that inventory, spare



parts and maintenance tools are available when repairs are needed. The feature can monitor the quantity of spare parts, alert maintenance of low levels and automatically order new supplies. It also records and stores info for each item, such as type, model number, date of purchase, price, supplier, location and warranty.

Work-order management – Work-order management streamlines maintenance tasks, such as inspections and repairs. Customers and employees can submit maintenance requests through an online form or directly through the system. Managers can prioritize work orders, schedule repairs and assign tasks to specific employees. For each work order, the software can track the service technician, equipment issues, repair history, amount of downtime and cost of repair. Some CMMS solutions can even make recommendations for future maintenance steps.

Preventive maintenance – Preventive (or preventative) maintenance helps companies develop a routine maintenance schedule based upon machine usage or time. Equipment is regularly serviced before a breakdown happens. Some CMMS solutions also offer a library of common preventive maintenance tasks and procedures.

Predictive maintenance – [Predictive maintenance](#) analyzes machine conditions to predict potential machine breakdowns. The feature integrates with condition-based monitoring devices that track noise, vibration, temperature, corrosion, voltage, pressure and flow. If any condition goes beyond an acceptable range, the software can automatically trigger an alert and generate a work order.


Mobile access – [Mobile access](#) lets maintenance workers in the field view equipment info and work orders via a smartphone or tablet. Users can take photos of equipment and repair progress, request help and order spare parts. Some CMMS solutions can also scan QR codes or bar codes on equipment or inventory to display info.

Scheduling – Scheduling functions let companies assign maintenance tasks based upon worker availability and predictive or preventive maintenance programs. The software can also alert users when maintenance is due based upon government regulations, industry estimates or manufacturer guidelines.

Reports and analytics – Reports and analytics help companies generate audit-ready reports to demonstrate compliance with safety and environmental regulations. CMMS software also gives management analytical tools to understand key performance indicators (KPIs) for equipment productivity, maintenance labor costs and [return on investment](#).

CMMS Pricing Models

CMMS vendors generally price their software based on deployment method, number of users and level of features. Here are the three most common pricing plans:

 **Per user, per month subscription plan** – Because most maintenance workers are in the field, CMMS solutions are usually deployed through the cloud with mobile-friendly interfaces. Accordingly, CMMS vendors typically charge companies through a software-as-a-service (SaaS) pricing model. In a per user, per month subscription plan, companies only pay for the number of employees that actually use the software.

These plans often come in various tiers depending on the level of features and types of users, such as technicians, managers and system admins. For example, a technician may need work order management functionality,

but not business analytics. A manager, on the other hand, might need both features.

This option is best for small companies with basic operations and a limited number of users. Some plans also provide a maintenance portal where anyone can submit a work order request.



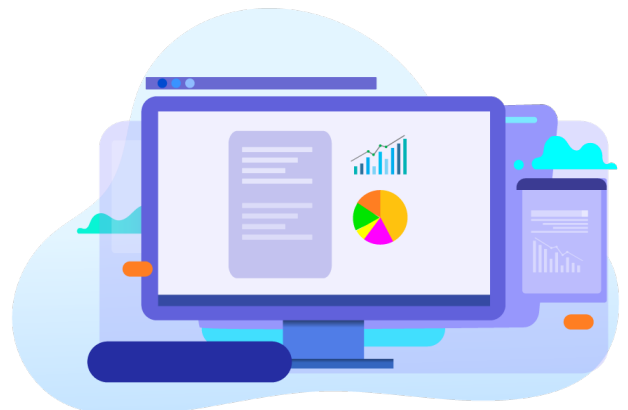
Per month subscription plan – A per month subscription plan generally includes a maximum number of users and worksites, as well as a certain set of features. Some companies may offer an unlimited number of users, which can be cost-efficient if you have many employees that need access to the software.

Businesses with extensive operations and a large number of users and worksites benefit the most from a per month subscription plan. Vendors may offer discounts for companies that pay up front at the beginning of each year, instead of monthly. In addition, some plans let you increase the number of supported worksites for a small subscription fee.



One-time perpetual licensing fee – Companies that need significant customizations and want to deploy the CMMS solution on-premise can pay a one-time perpetual licensing fee. This option typically grants access for an unlimited number of users and worksites.

The perpetual licensing fee is much higher than a subscription fee and paid as a lump sum during implementation. In addition, the fee generally doesn't include future software upgrades.



Additional Costs to Consider

Businesses looking for a CMMS solution should consider additional costs beyond the subscription or licensing fee. Here are some expenses to keep in mind:



Implementation – Implementation costs depend on the vendor and deployment type (cloud or on-premise). Expenses include consultants, hardware installation, software customization, data migration and integration with third-party software (e.g., enterprise resource planning systems) or equipment monitoring devices, such as Internet of Things (IoT) devices.



Training – Most vendors include some web-based training services for free, but in-person training may require an extra fee or a purchase of the highest tier pricing plan.



Support – Basic support (e.g., knowledge base, email support) is generally included in subscription plans. However, vendors may only provide priority support or access to a dedicated customer service manager with more expensive feature packages.



Maintenance – CMMS software often requires ongoing maintenance, including updates, patches and upgrades. For companies that purchase a perpetual license, upgrades typically require an additional fee. Maintenance is usually included or less expensive with subscription pricing.



CMMS Vendor Pricing

We've compared pricing for many popular CMMS solutions. Note that some vendors don't list pricing details on their website, so you'll need to contact them directly for a quote.

eMaint CMMS is a configurable cloud-based platform that can be run from multiple locations. There are three different pricing plans.

The Team plan is \$33 per user, per month (three users max). The Professional plan costs \$85 per user, per month (three users minimum). The Enterprise plan is priced at \$120 per user, per month (five users minimum).

eWorkOrders is a modular cloud-based CMMS with monthly plans starting at \$35. Prices increase based on the number of modules purchased. Contact the vendor for a specific price quote.

Fiix is a full-featured CMMS solution with three pricing tiers.

The Basic plan costs \$40 per user, per month and includes standard features and mobile access.

The Professional plan is \$60 per user, per month and offers advanced functionality, integrations, compliance tools and company branding.

The Enterprise plan requires a custom price quote, so contact the vendor directly. Companies can also use a Free Tier, which allows users to track assets, plan preventive maintenance, and create and edit work orders.

Hippo CMMS offers free technical support, software updates and data storage with daily backup for all three of its pricing plans. Hippo Starter is \$39 per user, per month and requires a two-user minimum. Hippo Plus is \$69 per user, per month and also requires a two-user minimum. Hippo Pro is \$99 per user, per month and has a three-user minimum.

IBM Maximo is an EAM solution that uses machine learning and IoT data to help companies manage their assets' lifecycle. In addition to a free trial for 20 users, the vendor has three pricing options.

The SaaS version offers standard functionality and API integrations, while Maximo On-Prem (on-premise deployment) and Maximo SaaS Dedicated (cloud deployment) have solutions for specific industries and add-ons. Prices for these plans aren't publicly available, so contact the vendor directly for a quote.

iMaint is a CMMS and EAM solution with three pricing plans.

The Online Small Business plan starts at \$79 per user, per month for online and mobile access and one worksite for up to five users. The Online Enterprise plan ranges from \$60 to \$110 per user, per month and can accommodate up to 200 users. The On-Premise plan starts at \$9,995 for a one-time licensing fee to deploy the software on-premise for an unlimited number of worksites and users.

Limble CMMS offers four different pricing plans.

The Starter plan costs \$40 per user, per month and supports unlimited users and assets with full functionality. The Professional plan is \$70 per user, per month and provides multi-location management QR code functionality, spare parts inventory management, advanced reporting, phone support, a dedicated Customer Success Manager and remote training. The Business Plus plan costs \$105 per user, per month and adds on workflows automation, API access, purchasing functionality, a dedicated support team and offline mode. The Enterprise plan is priced at \$185 per user, per month and has onsite implementation, custom integration, 21 CFR validation packages, AI-detected duplicate work orders and the Regions feature (the ability to manage up to 1,000 locations).

Maintenance Pro is a CMMS solution developed by Innovative Maintenance Systems (IMS). It has three pricing plans.

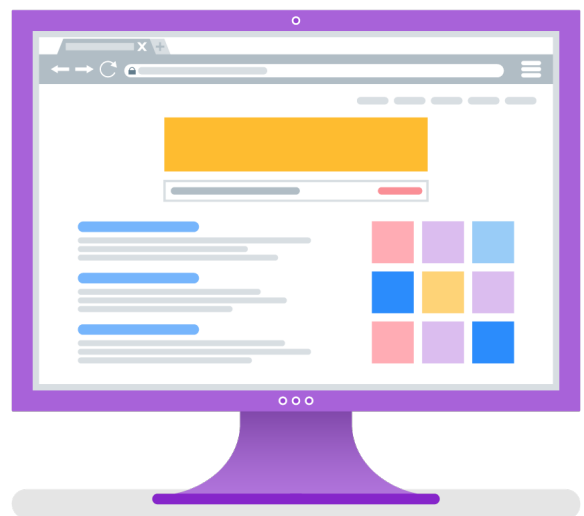
The Standard package starts at \$649 and provides essential features for an unlimited number of assets. The Deluxe package starts at \$995 for automation and analytics tools. The Professional package starts at \$1,495 and provides greater functionality for managing work orders, inventory and labor.

ManagerPlus ManagerPlus has two pricing plans. The Lightning Plus plan costs \$85 per named user, per month and includes many features, such as asset management, inspection management, business intelligence and access to a self-paced learning center. The Lightning Experience plan costs \$125 per named user, per month and includes advanced features, such as API access, out-of-the-box integration, connectors, multi-site toolkit, a sandbox for testing and unlimited parts storage location.

Note that each plan requires a minimum of three named users. ManagerPlus offers two additional licensing options for either plan: a mobile user license for \$25 per user, and operator licenses for \$100 per 25 users.

Mapcon is a customizable and scalable CMMS that comes in two versions.

Mapcon Lite starts at \$30 per month for a cloud deployment or \$495 for a one-time, on-premise licensing fee. Mapcon Pro is \$60 per month (cloud) and \$1,000 (on-premise). Note that pricing is based on concurrent number of users and increases with the purchase of advanced modules.



Maxpanda is a dedicated web-based CMMS solution with five pricing plans.

The Starter plan costs \$79 per month for five sites and 100 work orders per month.

The Enhanced plan is \$149 per month for 15 sites and 200 work orders per month.

The Standard plan costs \$249 per month for 25 sites and 350 work orders per month.

The Professional plan is \$349 per month for 50 sites and 500 work orders per month.

And the Enterprise plan costs \$449 per month for 100 sites and unlimited work orders.

MicroMain is a CMMS solution that can be deployed through the cloud or on-premise. Cloud deployments cost \$89 per admin license and \$39 per technician license. Contact the vendor directly for an on-premise license quote.

Upkeep is a scalable CMMS designed for mobile devices. Companies can access a free demo that doesn't expire with work-order management and bar-code scanning features. The vendor has three pricing options.

The Starter package is \$40 per user, per month (\$35 if billed annually) with basic features designed for small businesses.

The Professional package is \$75 per user, per month (\$60 if billed annually) and includes a work request portal, advanced reporting, PDF and video uploads, and phone support.

The Business Plus package costs \$120 per user, per month (\$100 if billed annually) and offers tracking features, API integrations, single sign-on and a dedicated customer success manager. The package requires five users minimum.

UpKeep offers add-on features and services, such as custom reporting, a multi-site module, integration with SAP, professional implementation, the UpKeep Edge (remote conditioning monitoring features) and the UpKeep Connect (one-on-one coaching from industry leaders). Pricing is available by quote.

Bottom Line

Many of the CMMS vendors listed here have packages with multiple tiers of users and features. A few offer perpetual licensing for a one-time fee.

When selecting CMMS software, make sure to consider how many employees need access and which features they'll use.

If you'd like to compare solutions, [take a look at our reviews for over 50 CMMS vendors.](#)

