

TOOL-BOX TALK: PREVENTIVE MAINTENANCE 103

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Tool-Box Talk

Preventive Maintenance 103

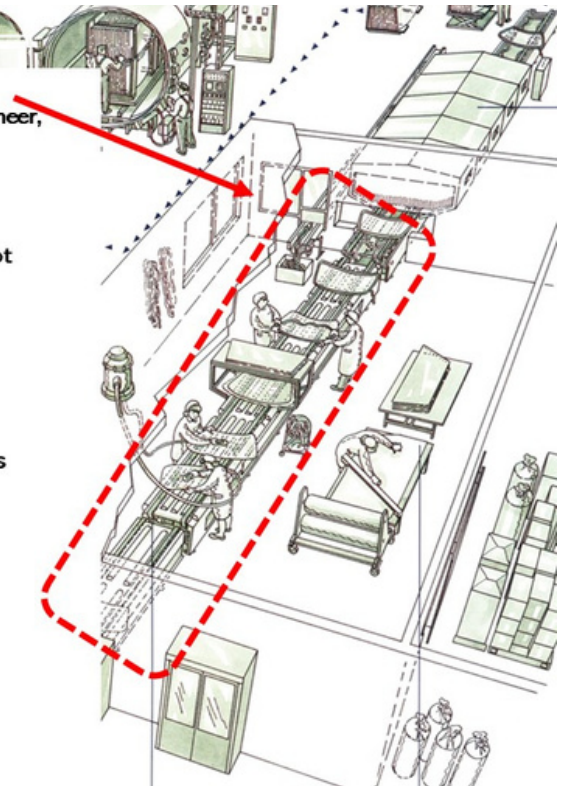
PM Optimization - "A Process used to optimize preventive maintenance (PM) tasks and frequencies to reduce or mitigate likely failure modes by utilizing tools/techniques such as FMEA, RCM, and Failure Modes Mapping resulting in increase equipment uptime and reduction of cost"

PM Optimization Process

1. Identify which asset or functional area the PM Optimization will be executed
2. Identify a cross functional team (Operator, Maintenance Tech, Reliability Engineer, Maintenance Planner)
3. Establish expectations from everyone engaged in this process
4. Define end goal of this process (ex: Increased PMs Effectiveness, Decrease breakdowns)
5. Define how you will measure if the PM Optimization Process is effective or not
6. Present copies of PMs to team, one PM at a time
7. Review equipment history for the past 30, 60, and 180 days
 - # of breakdowns
 - Causes of critical breakdowns based on a formal RCA
 - PM Labor Hours vs EM/Urgent Labor Hours
8. Identify by the following for each task on a PM Procedure/Procedures

PM Evaluation / Optimization Results

PM Eval Recommendation	# of Tasks	% of Total Tasks	Labor Hrs. Represented
No Value – Delete Task	1,740	15.2%	1,832
Reassign to Lube Route	1,167	10.0%	3,980
Reassign to Operator Care	1,889	16.1%	4,987
Replace with PdM	1,983	17.3%	4,876
Re-Write Task	2,387	20.8%	11,043
Task is Good as Found	2,289	20%	3,923
Total PM Tasks	11,455	100%	30,641



Outcomes of PM Optimization

- Increase in Asset Availability
- Increase in Production Throughput
- Increase in OEE
- Maintenance Labor Hours freed up to perform other work which is needed Reduction in Total Maintenance Cost
- Reduction is outside Contractors

Measure the Outcome of the PM Optimization Process with PM KPIs

Preventive Maintenance Leading and Lagging KPIs



#1 Software for Maintenance & Reliability Teams

UpKeep is a service-first company that builds software designed to make maintenance easier for technicians and managers everywhere. Reduce downtime up to 18% by switching over to a preventative maintenance solution!

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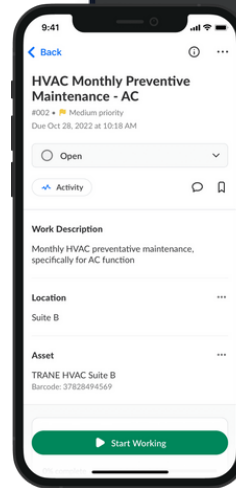
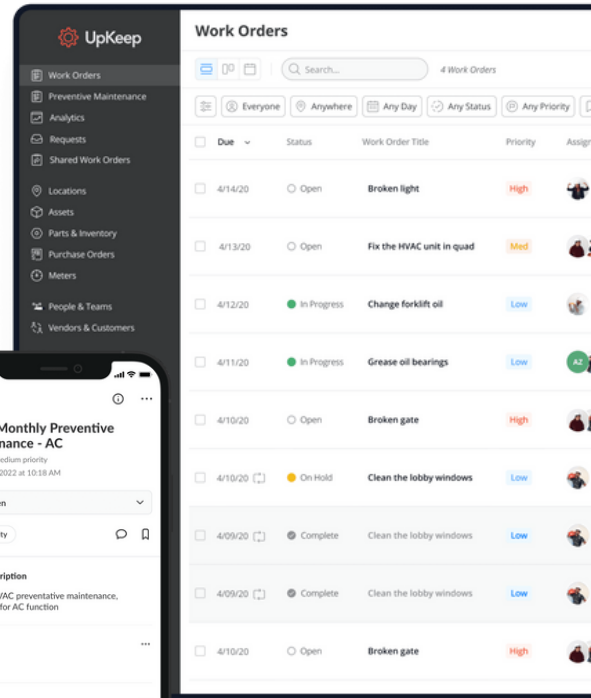
Our Products



Mobile-first maintenance management and collaboration across all location, assets, and teams

With nearly 340 different machines in our work environment, it's an impossible task to manually assign and track PM's. **With UpKeep we can schedule regular maintenance without overlapping tasks with other critical jobs."**

★★★★★ Paul D, Health and Safety Coordinator



An end-to-end solution for remote condition-based monitoring

Connected and secure IoT sensors for real-time remote condition asset monitoring



Integrated & Centralized Data Ecosystem for World Class Asset Operations

The only purpose built Asset Data Platform. Asset Focused ELT Solution for advanced analytics and integrated, real-time asset data.

The Maintenance Community Coalition was founded on the belief that working together will benefit everyone within our community

Committed to helping each other thrive in our individual professional journeys by sharing resources and expertise, granting scholarships, hosting events, and unlocking knowledge – always at no cost.

