

# MAINTENANCE ASSESSMENT WITH MASTER PLAN

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# Maintenance Assessment with Master Plan

“5 Day Event”

World Class Maintenance is offering to assist all industries Maintenance Leadership to assess the current state of their Maintenance Process compared to “Known Maintenance and Reliability Best Practices” and identify gaps resulting in an action plan with your leadership team.



## **Objective of a Maintenance Assessment and Master Plan:**

**To identify current state of Maintenance Organization against known Best Practices and create a Master Plan to close those gaps and identify financial opportunities if requested (recommended).**

This process involves the identification of current state of the Maintenance Function and create a plan to close the gaps.

- Preventive Maintenance
- Predictive Maintenance
- Planning
- Scheduling
- Work Execution
- Materials Management
- Maintenance Technician Practices
- Failure Reporting and Mitigation
- Maintenance Measurements and Dashboards
- Leadership and Technical Training

This process included:

1. Educate stakeholders what “Maintenance / Reliability Best Practices” looks like
2. Assess Current State of Maintenance
3. Identify Quick Wins (short term)
4. Create a Long-Term Plan using the “crawl, walk, run methodology”
5. How to sustain gains through use of Leading and lagging KPIs

Areas Covered in the Assessment:

- Key Maintenance and Reliability Process Principles
- Asset Reliability
- Asset Criticality
- Reliability Engineering
- Maintenance Planning
- Maintenance Scheduling
- Key Performance Indicators
- Materials Management
- Preventive Maintenance
- Predictive Maintenance
- Maintenance Technicians Capability
- Education and Training
- CMMS Functionality and Usage
- Process Reliability

Output of the Assessment:

- 3-5 Year action plan
- Quick wins identified

Roles and Responsibilities for all Maintenance/Reliability Processes.

Reliability Initiative "Roles and Responsibilities"								
Task Position	Plant Mgr.	Maint Mgr.	Maint Super	Stores Mgr.	Maint. Advisor	Maint Planner	Finance	Prod Mgr.
Establish the objective for the Reliability Initiative	R	R	I	C	A	C	C	R
Identify the Cost of the Initiative	A	R	I	C	R	C	R	R
Identify the Expected ROI from the Initiative	A	R		R	R	C	R	R
Identify current Production Losses	A	C			R		C	R
Identify current State of Maintenance, gaps and opportunities	I	A	R	R	R	R		C
Create a Master Plan to close the gap between current state and future state	A	R	R	R	R	R	I	C
Implement Initiative	I	R	R	R	A	R	I	I
Manage the Initiative	A	R	C	C	R	C	I	C

Responsibility "the Doer" (could be more than one)  
 Accountable "the Buck stops here" (One person only)  
 Consulted "two-way communication" (in the Loop)  
 Informed "one-way communication" (kept in the picture)

Transformation Potential cost and savings

TABLE 7.2. Maintenance Costs in Typical and World-Class Companies

Metric	Typical	World Class
Maintenance cost/replacement asset value		
Maintenance cost must include labor (including overtime), materials, contract maintenance, and capital replacements, and maintenance (replacing worn-out assets because they were never properly maintained)	3.5-9%	2.0-3.0%
Maintenance materials cost/replacement asset value		
Maintenance materials cost must include material in storeroom stock plus material in other locations (maintenance shop, plant floor, etc.)	1.0-3.5%	0.25-0.75%

## Maintenance Assessment with Master Plan

### Specific Steps:

1. Educate stakeholders what “Maintenance / Reliability Best Practices”
  - a. Site or Plant Leadership – 60 minutes
  - b. Maintenance Leadership – 4 hours
  - c. Maintenance Technician – 2 hours
2. Assess Current State of Maintenance – 3 days
3. Create a Long-Term Plan using the “crawl, walk, run methodology” – 2 days depending on complexity of your organization
4. Define and Agree Upon Quick Wins (short term) – 4 hours
5. Learn how to sustain gains through use of Leading and lagging KPIs (4 hours)
6. Creation of Maintenance Dashboards as needed (TBD based on need)
7. Coaching provided as needed, cost based on request

Need more information? Send your request to [rsmith@worldclassmaintenance.org](mailto:rsmith@worldclassmaintenance.org)

# #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!

[www.upkeep.com](http://www.upkeep.com)

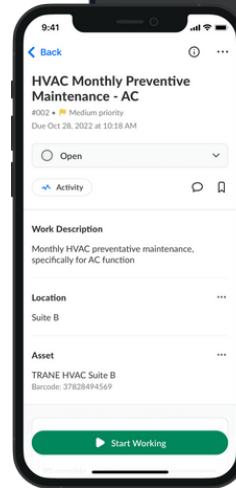
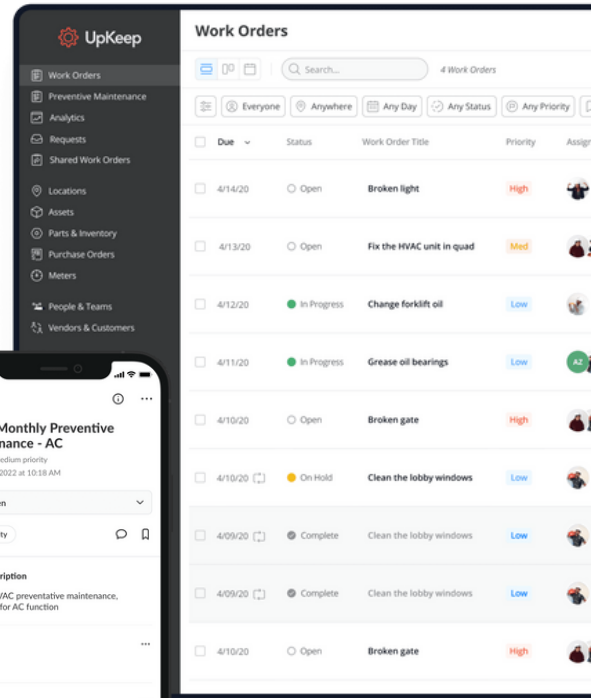
## Our Products



**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.

