

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 |

R Responsibility "the Doer" (could be more than one)
A Accountable "the Buck stops here" (One person only)
C Consulted "two-way communication" (in the Loop)
I 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% |

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