



HUBBELL, ROTH & CLARK, INC
CONSULTING ENGINEERS SINCE 1915

WHAT A GOOD MAINTENANCE PROGRAM LOOKS LIKE

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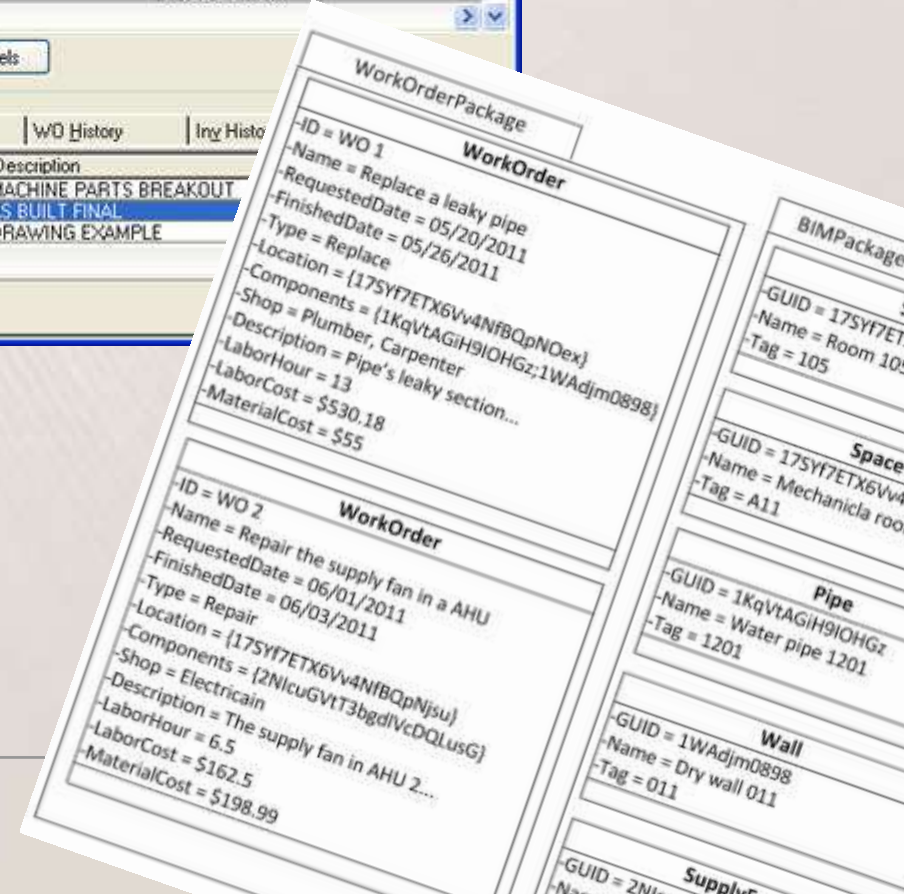
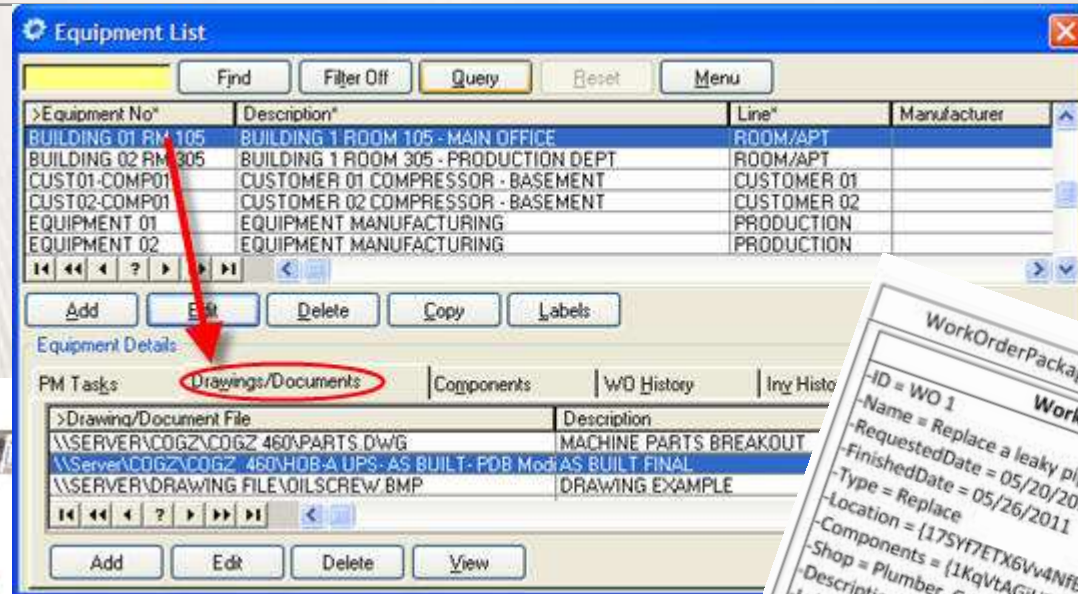
MWEA / AWWA Maintenance Seminar



WHAT DOES YOUR MAINTENANCE PROGRAM LOOK LIKE???



YESTERDAY'S MAINTENANCE PROGRAM



TOMORROW'S MAINTENANCE PROGRAM



WHAT ARE ISSUES CONFRONTING MAINTENANCE PROFESSIONALS?

- “Doing more with less”
 - Loss of expertise / knowledge base
 - More technical expertise required
 - Tough to hire competent staff (hot market, stealing staff)
 - Farm out work
 - Hindered by the “Uncontrollable”
 - We ain’t gettin’ any younger
 - Maintenance more difficult than it needs to be
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WHAT DOES A GOOD MAINTENANCE PROGRAM LOOK LIKE?

- Starts with staff
 - A CMMS system that works for you
 - Understanding of capabilities / limitations
 - Performance metrics / standards
 - Reports and analytics – How we doin’?
 - Support from management
 - Support from purchasing / procurement
 - Capital Improvements Program (CIP) to compliment maintenance
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STARTS WITH STAFF

- Correct number (to meet performance metrics)
 - Blend of expertise and abilities
 - Gaps and overlaps
 - Backlog management
 - Training / certificates
 - Intangibles (chemistry, teamwork, mentoring, etc.)
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WHAT DOES A GOOD CMMS SYSTEM LOOK LIKE?

- Ownership / champion
 - Establish:
 - Definition of an Asset
 - Identify Critical Assets
 - Levels of Maintenance for each Asset
 - Content and structure
 - Timely and correct input / output
 - Living system – requires
 - regular updates
 - Occasional audits
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WHAT DOES A GOOD CMMS SYSTEM LOOK LIKE? (CON'T)

- Update PM instructions based on equipment application
 - Proactive / predictive maintenance
 - Smart technology
 - Software to match your needs
 - “Appropriate” spare parts
 - Shelf life parts
 - Long lead times items
 - Lowes / Home Depot / Amazon
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WHAT DOES GOOD CMMS MANAGER LOOK LIKE?

- Leadership qualities
- Establish Maintenance Identify
 - In-house capabilities
 - Outhouse expertise
- Identify / Sched. Outhouse Activities



WHAT DOES GOOD MANAGEMENT LOOK LIKE? (CONTINUED)

- Adequate support for:
 - Certifications, Training
 - Tools, Equipment
 - Purchasing / procurement
 - Staff issues
- Appropriate Assignments / Teams
- Help control the “uncontrollable”
- Communication – up and down
- Capture institutional knowledge before it walks out the door



WHAT DOES A GOOD PURCHASING / PROCUREMENT LOOK LIKE?

- Support maintenance efforts
- Reasonable prompt PO approvals
- Appropriate cost levels for quote, bids
- Sole source purchases
- Emergency purchases



PERFORMANCE METRICS

- PM backlog
- Equipment downtime
- Hours / tasks
- How long will it take vs how long c
- Who should be assigned?
- Parts and materials?
- Documenting the completed assignment
- Scheduled work vs unscheduled work



Questions?



THANK YOU

If you have questions about the presentation, please contact me:

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