

Business By The Sea

Critical Maintenance Management Questions

Are these issues familiar to you?

- Efficiency Marker: do you have questions about completions of work when one employee takes ½ hour to complete the same work where another employee takes 4 hours?
- Completion Analysis: Can you determine if work orders are deleted and by whom?
- Cooked: Do you know when work orders are “cooked” by modifying critical dates and worker info?
- Managers: Do you have measures and checks and balances to see when managers are “cooking the books”?
- Reports: Are your reports to management “objective” from quality data or are they “subjective” from managers creating data that just does not exist?
- Audit: Does the maintenance program you are using have the capability to find out who is creating and or modifying the data with a smart key like “Ctrl A” available only the director or supervisor of the maintenance system?
- PM Compliance: Can you tell within an Annual Cycle if equipment has complied with the assigned Planned Schedules? Weekly, Monthly, Quarterly, Semi-Annual and Annually or as much as a 5 year PM?
- Forensic: Do you ever get a third-party analysis regarding “Forensic Maintenance” that reviews your data and compares it to the planned inspection criteria you have established?
- Efficiency: Does the productivity reporting of your workers give you a method to measure quantitative and qualitative maintenance work?
- Safety: Do you practice safety for your customers and staff? (LOTO) Are these written procedures that are provided during maintenance work???
- Knowledgebase: Do you have a knowledgebase for history that helps your “mission control” personnel in creating and identifying requested work?
- Budget: Does your budget comply with the direction of the company?
- Risk Assessment: Do you have a quantitative & knowledgebased risk management program? (Governance, Risk and Compliance).
- Deleted Records: Do you know how many deleted work orders there are on your system and who deleted them by date and time; what equipment; what control number; who did it; etc?
- Ao: Can you get an accurate percentage of the UP TIME, Operational Availability for each item?
- Vendor: Can you track the vendor contractor for time, material, compliancy for PM, etc?
- Can you get an accurate account of equipment PM and the compliancy for completion by date?
- Do you know the percentage of completion ratio for each worker for PM & corrective work?
- Do you know the ratio of assigned work versus the completed work by vendor and employee?
- Do you know when it is time to retire equipment based on acquisition cost & maintenance costs? Total Acquisition Value and Total Cost of Maintenance.
- Risk: Can you determine at what point and time to relax or extend the interval of PM?
- Can you define for your customers the Risk Value and Risk Code based on a quantitative measuring system?
- Can you complete work orders without using the keyword?
- Do you have a method of creating and sustaining compliancy for your ISO criteria?