

Plant Maintenance Diagnostic Tool

MaintainIT, Ltd.

The objective of the plant maintenance diagnostic is to understand a client's needs, evaluate and baseline the current state of a client's maintenance practices and performance, then to identify opportunities for improvements, define values of those improvements and recommend actions required to achieve their goals.

The consultant(s) performing the plant maintenance diagnostic will spend the necessary amount of time in the plant interviewing key plant management and technical personnel, investigating historical data, gathering plant asset performance information and observing plant equipment conditions and maintenance practices. Adequate level of detail will be required to determine the effects of past and current maintenance practices, maintenance organization, staffing, skill levels, define the value of improved maintenance practices, equipment performance and estimate the cost and effort required to achieve the targeted improvements.

Our baseline considers the following key areas of maintenance practices:

Management Perceptions	Maintenance Management System
Management Direction	Supervision Practices
Maintenance Master Plan & Audits	Maintenance Job Quality
Production / TPM	Work Management
Maintenance Facilities & Equipment	Equipment History
Safety Culture	Work Planning
Equipment Condition	Work Measurements
Preventive/Predictive Maintenance	Maintenance Scheduling
Maintenance Organization	MRO
Maintenance Training	Maintenance Engineering
Document Control	

Some examples of maintenance performance measurements are:

Maintenance Effectiveness

Equipment reliability
Failure rates
Production downtime losses
OEE
Stores service level
PM compliance

Maintenance Efficiency

Wrench time
Job plans
Maintenance rework
Overtime
Stores turnover
Corrective vs PM

A detailed report and presentation will be developed following the on-site investigations and interviews. This report will contain observations, conclusions and recommendations for improvements, including the estimated implementation costs, values and cash flow. A preliminary maintenance improvement master plan and schedule will also be presented with proposed tasks and skill requirements to accomplish the goals.