

1: Maintenance Work Management Processes - Terry Wireman - Google Books

Volume 3: Maintenance Work Management Processes - The third volume of the series focuses on developing a work management process that will support the maintenance strategy components.

A Start in Managing Maintenance Well This article, by guest writer David Finch, a senior maintenance manager, is on maintenance backlog management and how to control your maintenance backlog Abstract Maintenance Work Backlog Management: A maintenance manager can commence a maintenance improvement programme by simply creating opportunities for individuals and groups to make high performance contributions. One way to do this is to manage the Maintenance Backlog. Maintenance backlog, backlog management There are numerous definitions of Backlog. However, if there is a high load of preventive maintenance about to occur then it is important to know about this work for planning purposes. Others refer to Backlog as the work not completed by the due date. I believe that people raising work requests can rarely understand the planning processes required to be implemented to turn a request into an order. It is important that whatever the definition used, be sure that everyone in the organisation knows the meaning. The caveat is, it is incumbent on the Planner to ensure that once work requests are authorised planning goes ahead to convert the work request to a work order. It has been known for planners to delay their planning activities so that performance indicators on Backlog look good. Examples include roof replacement, HVAC system replacement and window replacement. Deferred maintenance adds to the backlog of maintenance and repairs, but is not included in the backlog calculations. It tends to be specific to the public sector. The key aspects of successful backlog management are: The details of managing backlog involves: Developing work orders, job preparation and repair procedures. Job execution and follow up of work in progress 1. The first step in managing the backlog requires that the work be properly identified and prioritised by maintenance and operations together. A rigorous examination of the work requested needs to be carried out. Planning maintenance, including, looking at resources, estimates and parts how to do the job! It is the development of a detailed programme to achieve an end. It is the advanced preparation of a specific job It ensures the task is performed in an efficient and effective manner It ensures that all necessary logistics have been coordinated for the job execution phase to take place at a future date It is the process of detailed analysis that determines and describes the work to be performed, the sequence of associated tasks, methods to be used for their performance, and the required resources, including:

2: Best Maintenance Management Software | Reviews of the Most Popular Systems

The third volume of the series, Maintenance Work Management Processes, focuses on developing a work management process that will support the maintenance strategy components. It outlines a financially cost effective process that collects the data to use advanced strategies such as RCM and TPM.

Hello Reno, If you came to one of our three day Maintenance Planning and Scheduling Training Courses you would learn all that you need to know about maintenance planning and scheduling process design and the maintenance planning and scheduling process contents. You can buy and download all the information that you need to know about best practice Maintenance Planning and Scheduling with the PowerPoint presentation from our 3-Day Maintenance Planning and Scheduling for Reliability training course PPT PowerPoint presentation available for purchase at the online store. But since you cannot attend the course start your education by reading these two books on maintenance planning and scheduling MPS processes and practices. It will provide high level guidance with planning and scheduling process design. This book covers the details of what occurs at the low levels of a planning and scheduling process. At the start you need to conceptualise and explain to people what maintenance planning and scheduling will do for your company. To me your current intended output does not go far enough. The output of a MPS process needs to bring clear, real business benefits. Design your MPS processes to do exactly that! Your MPS process outputs directly impact the way Maintenance Department Managers will run the Maintenance Crews, they affect your Materials Management process, and they define how you coordinate the Production Group and your subcontractors. Start with the basic maintenance management flowchart below and identify the main inputs and outputs required from each box in the flow loop. As you design more detailed flowcharts you will be able to clarify and specify the particular inputs required from throughout your organisation to feed into each MPS process activity. Then for each box draw a high level conceptual flowchart that shows how your operation will deliver those particular inputs and outputs. Once the required activities are known in good detail you can then resource them with people who are competent in the necessary tasks. You will also be able to select the appropriate supporting technologies now that you know what information needs to be available to each function in the process. The flowchart below is an example of a detailed planning process work flow diagram. It is the sort of thing that you will end up with for each box of the Basic Maintenance Management Process. You will also need to explain how Purchasing and Materials Management will function during the planning, scheduling and execution of maintenance work. You should also read the article Maintenance Backlog Management for a summary of what you are trying to accomplish with a maintenance work planning process. There is one more thing that you must work out how to do that is very important for the transfer of ownership of the processes you create to the people who will use those processes. In some way be sure to involve the managers and the supervisors from Maintenance and occasionally those from Production in reviewing the proposed MPS process designs. They are the people who will be responsible to make the processes work, and you want them in future to willingly provide the necessary support and guidance to people in their maintenance groups. Building ownership will require them to invest time and effort in the development of the processes they will manage. Once you put time and energy into a thing you start to feel responsible for it. You do not want to annoy them with too many interruptions, but somehow you must keep them involved in the process design and development so they know and understand the processes well and they will willingly take them on as their own once they are implemented. I hope that the above comments help you. Find out how you can do our certificated online 10 module Maintenance Planning and Scheduling training course by distance education. Immediately download all the information that you need to know about best practice Maintenance Planning and Scheduling with our PowerPoint presentation from our 3-Day Maintenance Planning and Scheduling for Reliability training course PPT PowerPoint presentation available for purchase at the online store.

3: How to do Maintenance Work Order Backlog Management Explained

The text extensively details the maintenance organizational development process and then outlines nine basic work management flows. The nine flows are then detailed and the potential problems with executing the flows are examined along with solutions to the most common problems.

Planning decides what, how and time estimate for a job. Scheduling decides when and who will do the job. Planning of a job should be done before Scheduling a job. A common implementation initiative after a maintenance assessment is maintenance planning and scheduling. IDCON can help your organization with: Customized or standard on-site classroom training in planning and scheduling Coaching and implementation support to improve planning and scheduling on-site Classroom training is usually effective to increase planning and scheduling awareness, however, in order to achieve sustainable improvement training has to be followed by immediate implementation after the training or very mediocre results will be achieved. On site and on-the-job training and implementation of a better work management process is “combined with a good condition based preventive maintenance program and an up to date accessible bill of materials” the most important process used to enable people to become more productive. Implementation and coaching of better planning and scheduling is usually customized to our client. Define or verify existing work processes. Make sure all key functions such as planners, supervisors, and operations coordinators have clear roles. Set clear priority rules and establish meaning and criteria for existing codes. Improve work request usage and clarity. Check backlog management and clean up if needed. On-the-job planning enhancement for shutdowns if applicable. On-The-Job planning enhancement for day-to-day work. Enhance and practice planning and scheduling meetings between operations and maintenance. Work on effective use of CMMS. Hand-on support for history documentation. Improvement of technical database Bill Of Materials, technical data, equipment identification, etc. Improve integration with materials management Contractor management and integration of work processes. IDCON believes strongly in making sure the change process has buy-in and ownership in the organization. IDCON role is to act as a catalyst, trainer, accelerator to coach improvements. Maintenance Planning and scheduling of work orders is the hub of a well functioning maintenance organization. In order for maintenance planning and scheduling to work many other systems need to work well. Most importantly equipment inspections through preventive maintenance, technical database such as bill of materials, work order history, and standard job plans. Maintenance spare part stores have to function well. A Customized training for your plant A standard training.

4: How to Design a Maintenance Work Planning Process, Maintenance Work Order Process

Maintenance Strategy Series Volume 3 - Maintenance Work Management Processes has 7 ratings and 0 reviews. For over three decades, Terry Wireman has speci.

Execute the basics of reliability and maintenance well and you will get guaranteed results. Even with good skills people cannot be more efficient than the system they work in allows them to be. To design, document, repeatedly communicate, and reinforce the execution of the system is a leadership obligation. When work is properly planned and after that scheduled and executed accordingly employee productivity will increase significantly and reliability will increase. This will result in faster product throughput and lower costs.

Planning and Scheduling of work It is important to understand the difference between planning and scheduling. These two elements of maintenance management are essential and are very often mixed up. Most organizations, where scheduled shutdowns of the manufacturing process are common, plan and schedule work quite good because there is a consequence if they do not. Perhaps this is because of more lax expectations on performance than during a shutdown? The short definitions used here are: Planning of work is to prepare everything needed to do the work. Scope and description of work, any safety requirements, tools, parts and material, documentation, need for scaffolding, skills required, shut down required or can be done without interference with production etc. A best practice is to plan work before work is scheduled for execution and to schedule to the work that need to be done and then schedule people to the work. All work can be planned but all work cannot be scheduled. To plan work is the easy part if you have dedicated people who are allowed to focus on planning. Even correction of a break down can in theory be planned because you know it can, and most probably will happen, but you cannot schedule all work because you do not always know when the break down will occur. Most breakdowns can be prevented but all failures cannot be prevented. This is because all failures do not have a long enough failure-developing period. The failure-developing period is the period in time that lapses from the point in time you discovered a failure until the break down occurs. This is common for electronic components. Before problems in systems with electronic equipment can be corrected troubleshooting has to be done. Breakdowns can still be prevented with redundant components. In general most mechanical and electrical equipment demands less trouble shooting time and more time repair. The opposite pertain to Electronic equipment and control systems. To troubleshoot takes in general much longer time than to correct the problem. This has to be considered for example when setting goals for volume of work that can be planned before it is scheduled. For many years the trend is that industrial plants have more complex control systems and more electronic equipment.

Work Management Process It is necessary to document and reinforce the process defining how work is managed. My intention in this article is to discuss the very basics and an overview, not a complete article about planning and scheduling. The essential steps in a work management process include: This example describes work that is requested and approved to be executed and where planning and scheduling can be done without any other steps. When work is planned it is common that the work has to be placed in hold codes such as: This work is planned but not scheduled These hold codes has to be cleared before the work shall be added to planned backlog where all work that is planned and ready to be schedule is held. Emergency work will go direct from work initiation to execution and planned as good as it can be in the given situation. The more work done as reac? Rules for prioritization, approval levels etc. Front Line Management Execution of the work management process has to occur with the front line organization. It is at this level of the organization results will be delivered or not delivered. The front line organization consists the following functions. In bigger organizations each of these functions are full time employees. In smaller organizations employees have to do all or some of these functions: Planning of work is always done by someone but often in the wrong order. Best practice is that planning of work is done before work is scheduled and executed. One point of contact between operations and maintenance. A Maintenance and Operations Coordinator should coordinate work requests from operations. The coordinator will screen work and reject or validate work to be done. The coordinator should also set the requested priority based on an objective guideline. Supervisors or team leaders in most successful organizations do scheduling of work. They

are the best to assign people to work schedules, as they know the capabilities of the crafts people they manage. They will also follow up on progress of work. Crafts people and operators execute work and can do that much safer and more efficient than if work is not planned and schedule before the work is executed. Justification for planners I have worked with many plants where they have no planners because the maintenance organization said they needed them but was not able to justify planner s position s. I like to offer some ideas on how we successfully helped maintenance organizations justify more efficient planning with planners. With or without planners somebody always does planning of work, otherwise the work could not be done. In an organization without planners the following is a typical situation:

5: Maintenance Work Management Processes (Maintenance Strategy Series) | Open Library

Maintenance Work Management Processes by Terry Wireman For over three decades, Terry Wireman has specialized in the improvement of maintenance and reliability. As an international expert in maintenance management, he has assisted hundreds of clients in North America, Europe and the Pacific Rim to improve their maintenance effectiveness.

6: Maintenance Strategy Series Volume 3 - Maintenance Work Management Processes by Terry Wireman

(Work Management Process, Preventive Maintenance, Bill of Materials and Store Room support) In an organization with a low craft people skill level and very few and/or poor essential maintenance management processes instituted the frontline leader have no choice but to use much time to instruct and follow up on execution of tasks.

7: Maintenance & Operations / Work Order Process

You should also read the article Maintenance Backlog Management for a summary of what you are trying to accomplish with a maintenance work planning process.. There is one more thing that you must work out how to do that is very important for the transfer of ownership of the processes you create to the people who will use those processes.

8: Maintenance Planning and Scheduling Implementation

"Maintenance Work Management Processes demonstrates that effective work management processes are critical to having useful data for maintenance and reliability analysis and explains how to make this a reality in your organization.

9: Planning and Scheduling Work Management Process F

The work order management process begins when the work order is created. This can be accomplished through a number of channels, such as a mobile device or the system itself. With EAM systems some types of work orders, such as preventative maintenance and fixed tasks, are triggered automatically once they have been configured according to their.

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