

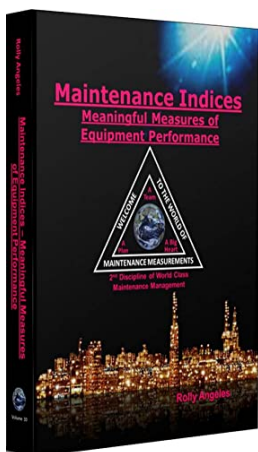
The Secrets to Achieving World Class Maintenance Management: Unveiling the 2nd Discipline

When it comes to ensuring smooth operations and maximizing productivity, maintenance management plays a crucial role. In today's highly competitive business landscape, organizations must strive to achieve world-class maintenance practices to stay ahead of the curve.

World-class maintenance management goes beyond simply fixing what is broken; it focuses on preventative measures, efficient processes, and continuous improvement. In this article, we will unveil the second discipline of world-class maintenance management and explore how it contributes to overall success.

The Second Discipline: Strategic Planning and Goal Setting

Strategic planning and goal-setting are essential for any organization seeking to achieve world-class maintenance management. Without a clear roadmap and well-defined goals, maintenance efforts can easily become reactive, leading to inefficiencies and increased downtime.



Maintenance Indices - Meaningful Measures of Equipment Performance: 2nd Discipline on World Class Maintenance Management

by Rolly Angeles (Kindle Edition)

★★★★★ 5 out of 5

Language : English

File size : 29939 KB

Text-to-Speech : Enabled

Screen Reader : Supported

Enhanced typesetting : Enabled

Print length : 584 pages
Lending : Enabled



In the second discipline of world-class maintenance management, organizations establish a strategic plan that aligns maintenance objectives with overall business goals. This ensures that maintenance activities are prioritized based on their impact on key performance indicators (KPIs) and the organization's bottom line.

Setting measurable and achievable goals is equally important. These goals provide a target for maintenance teams to strive towards, allowing them to monitor progress and make necessary adjustments along the way. For example, a goal could be to reduce equipment downtime by 20% within the next six months.

By having a robust strategic planning process in place, organizations can set themselves up for success in maintenance management.

Implementing the Second Discipline: Key Strategies

Implementing strategic planning and goal-setting in maintenance management requires a systematic approach. Here are some key strategies to consider:

1. Alignment with Business Objectives

Maintenance objectives must align with the overall business objectives to ensure a cohesive approach. Understanding how maintenance contributes to the organization's success is crucial for gaining support and resources.

2. Data-Driven Decision Making

Utilizing data analytics and predictive maintenance techniques can help identify patterns, spot potential issues before they arise, and optimize asset performance. By relying on data-driven insights, organizations can make informed decisions and plan maintenance activities more effectively.

3. Regular Performance Monitoring

Monitoring and analyzing maintenance performance against set goals is essential to track progress and identify areas for improvement. Key performance indicators such as equipment uptime, maintenance costs, and mean time between failures can provide valuable insights into maintenance effectiveness.

4. Continuous Improvement Culture

Fostering a culture of continuous improvement encourages maintenance teams to strive for excellence and explore innovative solutions. Regularly reviewing and optimizing maintenance processes leads to higher efficiency and reduced downtime.

Benefits of the Second Discipline

Adopting the second discipline of world-class maintenance management brings numerous benefits to organizations:

1. Enhanced Equipment Reliability

Strategic planning and goal-setting lead to proactive maintenance practices, reducing unexpected breakdowns and improving overall equipment reliability. This, in turn, ensures smoother operations and increased productivity.

2. Cost Optimization

By aligning maintenance efforts with business goals, organizations can optimize their maintenance budgets. By focusing on high-impact activities and embracing

predictive maintenance techniques, unnecessary costs can be minimized.

3. Improved Safety and Compliance

A well-planned maintenance strategy enhances workplace safety and ensures compliance with industry regulations. Preventative maintenance and regular inspections reduce the risk of accidents or equipment failures, safeguarding both employees and the organization's reputation.

4. Increased Overall Operational Efficiency

Focusing on strategic planning and goal-setting leads to streamlined maintenance processes, reduced downtime, and improved asset performance. These improvements contribute to overall operational efficiency and help organizations meet their targets.

In

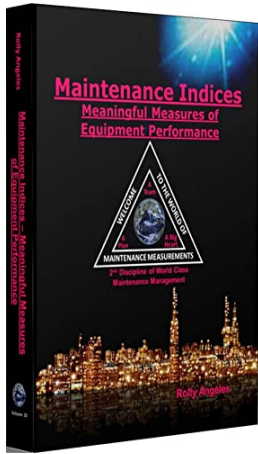
The second discipline of strategic planning and goal-setting is vital for organizations aiming to achieve world-class maintenance management. By aligning maintenance objectives with overall business goals, utilizing data-driven decision-making, and fostering a culture of continuous improvement, organizations can optimize their maintenance processes and reap the benefits of enhanced equipment reliability, cost optimization, improved safety, and increased operational efficiency. Embrace this discipline and elevate your maintenance management practices to world-class standards.

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Every industry has its own indices, metrics, measures, and KPIs they use on maintenance. The main reason why we measure these indices is to determine if our maintenance organization is moving forward in the right direction. However, some indices may not be as simple as we think. This book is not just about knowing the formulas, but having a deeper understanding of what we need to include and exclude in them. Some of the questions raised in this book include:

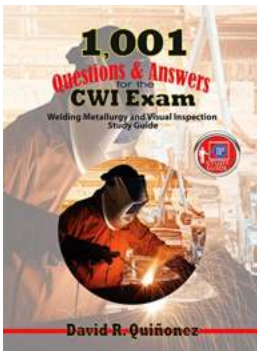
- What formula are we using on Availability, especially when calculating OEE?
- If a shipment was returned to the plant because of defects, is the Quality Rate adjusted on the date the product was manufactured?
- If the machine is not loaded and sitting Idle, is the No-Load included as a Planned Downtime?
- Is maintenance in agreement with this that no load is a Planned Downtime?
- Is set-up. or changeover a Planned or Unplanned downtime?
- Have we separated on what to include and exclude as Planned and Unplanned downtime?

- Have we agreed on what we shall consider a breakdown and not a breakdown?
- Is everyone clear on the definition of breakdown and what do we include as breakdown or not, especially in calculating MTBF, and MTTR where the denominator is the frequency of failures and breakdown.
- For manufacturing industries that suffered minor stoppages in their equipment, are these losses clearly separated from the breakdown especially when the downtime is prolonged due to no available technician.

There are many interesting topics I have written that should provide the reader some clarification on this book which include the following;

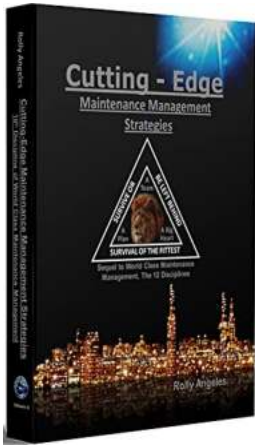
- Which Formula Should We Use on Availability?
- Why having an OEE of 85% is Not Always World-Class
- Clarity On When Do We Declare a Breakdown or Failure?
- Confusion Between Breakdowns and Minor Stoppages
- Where Can We Use MTBF?
- Limitations of MTBF
- A Deeper Meaning of Reliability
- Why MTTR and RCFA are the Opposite of Both Worlds?
- Mean Time to Set-up Explained
- Mean Time between Assists (MTBA) Explained
- The Most Important Measure for the Storeroom racy
- Other MRO Storeroom and Spare Parts KPIs

- Tracking Small things Matter Most
- Maintenance is as Strong as its Weakest Link
- Achieving World Class Maintenance Level Can Now Be Measured
- Improving the Breakdown Rate and MTBF
- Who Should Monitor the Overall Equipment Effectiveness
- Frequently Asked Questions on Maintenance Indices
- Tips on Maintenance Indices
- Treat Maintenance as a Business
- People are the Key To Improving These Maintenance Indices
- The Challenges of Today's Maintenance in This Global Pandemic
- The Difficulty in Standardizing These Measurements
- The Integrity of Our Maintenance Indices These common Maintenance Indices



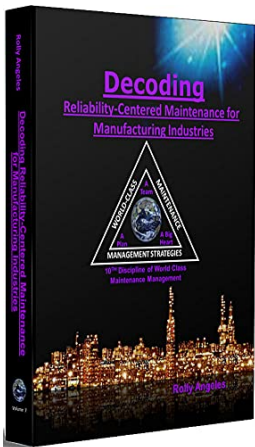
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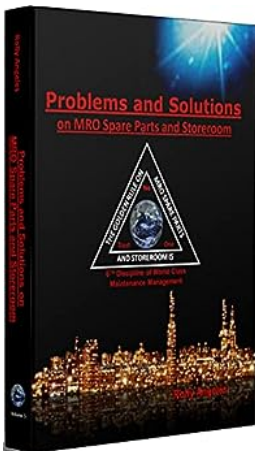
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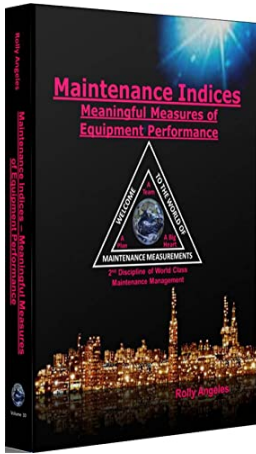
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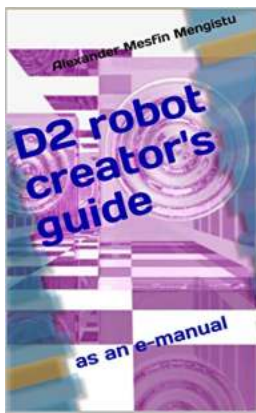
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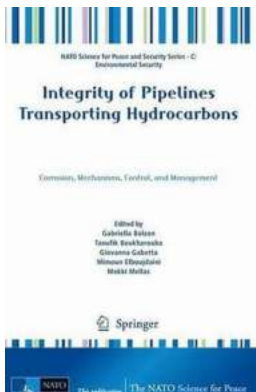
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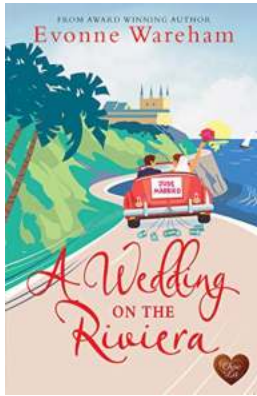
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