

WHAT YOU MISSED

“The Proof is in the Pudding” and “Pay me now or pay me later?” - two presentations combined to discuss what computerized maintenance management systems (CMMS) should be “telling” us with regards to work order and personnel measurements, and how they can help justify your expenditures for predictive/preventive maintenance efforts in these uncertain economic times. Gary Merrow, a 20-plus year veteran of facilities management, provided an engaging and interactive program to twenty-four facility professionals during this three-hour seminar

Gary’s goal was for each student to receive an “AHA!” - a revelation of at least one new thought or idea the participants could take away from the class and apply to their organizations that day. Not an easy task given the vast amount of FM experience of the attendees (each with an average of 10 or more years of FM experience).

The first presentation - “The Proof is in the Pudding” defined maintenance terms in a simple fashion for clear understanding across different maintenance organizational languages. Additionally:

- ✂ Operational measurements were reviewed to define what, at a minimum, should be measured.
- ✂ A labor-scheduling tool was shared along with a “Three Week Window Plan” to assist with workload and labor planning.
- ✂ Statistical analysis tools were presented – these help an organization know whether it is “in control” of its maintenance processes or not.

The building blocks of the first presentation rolled right into the second topic – “Pay me now, or pay me later?”

- ✂ Are preventive maintenance programs justifiable in economically uncertain times?
- ✂ Gary used definitions and terms from the first two hours to help answer “why” we should perform predictive and preventive maintenance and how to quantify the “why.”
- ✂ Gary then, through defining Reliability Centered Maintenance (RCM) programs, delved into the crux of the program by providing a process tool to actually ascertain whether or not it is economically justifiable to perform preventive or predictive maintenance efforts.
- ✂ Gary provided participants with the ammunition to financially justify predictive / preventive maintenance efforts based on given resources combined with the analysis of the Time Value of Money (TVM) of facility systems equipment.

Although the class felt as they were “drinking from a fire hose” given the amount of information provided in three hours, the overall evaluations and comments reinforced the validity of the topics presented. Oh, and all of the students said they got at least one AHA! Come to our next seminar and you too can receive an “AHA”!