

You're Wasting Your Money on Maintenance

Point of View

And most manager/executives don't even know it. Many senior managers think they're doing an insufficient amount of maintenance on plant & equipment and want to do and spend even more to improve their plant output. Many believe their people are doing maintenance poorly and call on consultants to come in to correct, in a cookie cutter manner, how maintenance is done. Some even believe that they can simply work harder themselves to eventually get it just right.

Most senior managers believe they over spend on maintenance & get an inadequate return on their spend.

Many organizations differentiate between manufacturing/production and maintenance parts of the organization. They are segregated & separate from one another. Often they are pitted against one another in constant conflict & blame.

Some organizations do not differentiate the maintenance from the manufacturing/production parts of their organization - if they do, it's only at the bottom of their hierarchical structure – at the point of work execution.

Some organizations waste a lot of money on electronic & computer assisted maintenance systems that are inadequately & sometimes seldom utilized.

Some organizations hire a bunch of mechanical/electrical engineers and because they end up giving them the title Maintenance Engineer, they think they really might know something of the real power of real maintenance engineering.

Backlogs bulge. So-called preventative maintenance is carried to extremes, long past the breakeven point into diminishing returns.

Many organizations over plan & schedule. Some do little if any planning and scheduling. Some organizations set low standards & expectations. Many companies **execute** badly in the maintenance area. Often scheduled downtime is too frequent, too numerous & with too many hours allocated.

And very few organizations provide effective supervision of the actual maintenance routines, tasks & projects. Maintenance productivity (loosely expressed as 'wrench time' or time on tools) generally runs at 30% at best. Almost all organizations have 10% to 20% too much downtime built into annual shutdowns for maintenance. Often these senior managers do not even realize much of their plant need not even be scheduled down all at once. Staggered outages can keep some if not most manufacturing going all the time.

And then there are businesses dependent on fleets of mobile production equipment for production. Too many different types of the same basic equipment with poor availability & uptime lead senior management to buy excessively to attempt to solve poor performance. Too many different types breeds too many different spare parts, too much inventory, too much training to maintain difference machines – and the list goes on.

In short you are wasting your money on maintenance. But do you know it and do you know why. Do you know how to get a much better return on your maintenance spend?

KCB Inc. can help. By the way the "B" stands for Buckley – *consulting that perhaps may be hard to take at times but it works*. We have first-hand experience in getting much more in the maintenance area for much less. It can be surprising (we have been) how little maintenance need really get done and yet your plant & equipment will perform better than expected.

KCB Inc.
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