

World Class Maintenance Management The 12 Disciplines

This book depicts the life and struggles of maintenance in seeking better ways and means in improving how to manage and maintain their equipment and assets. The Author shares his passion and experience about the day to day struggles in the life of a maintenance. What is interesting about the Author and his book is that even though he hails from the Philippines the problems, issues and struggles we face in maintenance is generic and can be felt by any industry from whatever place, race and culture. This book contains real life stories, struggles and actual experiences by the Author in his career in maintenance and currently as a Reliability and Maintenance Consultant. The book is easy to absorb as it is structured into three parts which are the Basics, the Strategies and the Advance Disciplines. The Twelve Disciplines are grouped accordingly into these three parts. Maintenance often time seek for advance ways in dealing with their everyday problems and issues. The message of this book is simple and straightforward, that there is no better way to start by going back to the "Basics" and addressing these very small problems we have in our plant. Big problems, unplanned break-downs and catastrophic failures are just an accumulation of small problems that has always been ignored and mostly neglected in the first place. The Author strongly emphasize the importance operators play in addressing these basic equipment condition and is considered a partner with maintenance on this shared responsibility they have towards their equipment. It is very difficult or impossible for maintenance people to transcend from a reactive to a proactive mode if operators will not be involved along the way. When the Basics had been set and well established, then maintenance can move on with the different maintenance and reliability strategies which are explained in detail on this book. Each Chapter covers a specific maintenance discipline. Chapter 14 of this book covers an implementation pla

If your company is adopting world class manufacturing techniques, you'll need new methods of performance measurement to control production variables. In practical terms, this book describes the new methods of performance measurement and how they are used in a changing environment. For manufacturing managers, as well as cost accountants, it provides the theoretical foundation for these innovative methods and is supported by extensive practical examples.

"As the only reference that provides vital information in a concise and easy-to-use format, Benchmarking Best Practices in Maintenance Management will provide users with all the necessary tools to be successful in benchmarking maintenance management. As a revision of the author's previously successful resource, World Class Maintenance Management, it presents a logical, step-by-step methodology that will enable a company to conduct a cost-effective benchmarking effort. It presents an overview of the benchmarking process, a self analysis, and a database of the results of more than 100 companies that have used the analysis. "This is an excellent reference manual. I believe it should be in the hands of every manager, engineer, and supervisor in the maintenance field." --James A. Collier, University of Arkansas"

This text is an accessible and comprehensive guide to the principles, practices, functions and challenges of maintenance engineering and management. With a strong emphasis on basic concepts and practical techniques throughout, the book demonstrates in detail how effective technical competencies in maintenance management can be built in engineering organizations. The book thus provides students and practising engineers alike with the methodologies and tools needed to understand and implement the systems approach to maintenance management. The major goals for the text include : To provide a good understanding of different types of maintenance management systems such as breakdown, preventive, predictive, proactive. To explain benefits of planned maintenance. To explain condition-based monitoring

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techniques with focus on vibration monitoring, thermography, and motor condition monitoring. To stress the role of reliability engineering in maintenance with tools like Failure Mode and Effect Analysis, Root Cause Analysis, and Criticality Matrix. To explain activities of maintenance planning with focus on shutdown planning, human resources development, and tools employed for monitoring. To emphasize management functions such as procurement of spares, measurement of maintenance effectiveness, etc. To give an overview of project management tools such as PERT etc. To introduce computerized maintenance management systems. To explain the basics of hazard analysis and fault tree analysis. Review questions in each chapter, worked-out examples wherever applicable, case studies and an exclusive appendix on "Selected Questions and Answers" are all designed to provoke critical thinking. This text is suitable for undergraduate and postgraduate courses in Maintenance Engineering taught in the department of mechanical engineering in almost all universities. Regulatory agencies and their requirements.

"With world-wide industrial maintenance management consulting experience spanning over 40 years, Tomlison has created a classic textbook for achieving and sustaining World Class maintenance. Logical, realistic steps and case studies are clearly explained and illustrated for immediate application in the world of industrial maintenance management"--Page 4 of cover.

This informative resource will aid plant engineers in organizing their maintenance function while minimizing maintenance activities and costs. It will provide a framework of options allowing maintenance decision makers to select the most successful way for them to manage their specialty.

"The Maintenance Management Framework" describes and reviews the concept, process and framework of modern maintenance management of complex systems; concentrating specifically on modern modelling tools (deterministic and empirical) for maintenance planning and scheduling. It will be bought by engineers and professionals involved in maintenance management, maintenance engineering, operations management, quality, etc. as well as graduate students and researchers in this field.

The purpose of writing this book is for industries to realize that operators will also play a major role in maintenance and that maintenance can "never," escape the vicious cycle of being reactive if operators will not be involved with maintenance itself.

Maintenance Audits Handbook: A Performance Measurement Framework explores the maintenance function and performance of an organization, and outlines the key aspects required for an effective and efficient maintenance performance measurement (MPM) system. Incorporating different aspects of traditional literature and considering various frameworks on the subject, it examines the auditing process as well as the use and development of maintenance metrics. It identifies different frameworks and models showcasing how MPM systems should be implemented as well as the values that are created when different frameworks are used. The book presents performance indicators within a framework that classifies and sorts according to functional and hierarchical aspects. It introduces techniques that can help determine the right set of performance indicators. It also outlines a process that combines both numerical indicators with the classical result of massive questionnaires successfully incorporating both the quantitative and qualitative aspects of maintenance performance. In addition, the author provides examples of MPM frameworks that are used in organizations with condition-based, vibration-based, and reliability-centered maintenance. A useful handbook for students and maintenance professionals, this book provides readers with an understanding of how to Align the organizational strategy to the strategies of the maintenance function Link the maintenance performance measures to the different hierarchies of the organization and establish effective communication between them Translate the MPis at operational level to the corporate level (to create value for the whole organization and its customers) Identify the weaknesses and strengths of the implemented maintenance

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strategy Maintenance Audits Handbook: A Performance Measurement Framework provides readers with a sound foundation for developing and measuring a comprehensive maintenance improvement strategy using qualitative and quantitative data, and serves as an ideal resource for maintenance/mechanical engineers, maintenance/performance/business/production managers and industry professionals involved in maintenance.

This book depicts the life and struggles of maintenance in seeking better ways and means in improving how to manage and maintain their equipment and assets. The Author shares his passion and experience about what it takes to achieve a World Class Maintenance level. maintenance.

There are cases where breakdowns and failures are not the primary cause of equipment downtime, especially in manufacturing industries. Although RCM is a popular strategy, still many manufacturing industries are not implementing this process and continue to remain stuck in their PM tasks. The main reason why I wrote this book is that doing RCM in a manufacturing plant is a bit different from doing RCM in oil and gas, power plants, and other similar plants because their equipment losses are different, although the process on how RCM is done will be the same. If you worked in a semi-conductor plant, breakdowns and failures are not the main issues, but minor-stoppages, changeover, or quality problems are. You must know the boundary between what RCM can address and what it cannot. RCM will address failures and breakdowns by proposing tasks; it is not designed to address every possible equipment loss. What I am saying is that failures are just a subset of the entire equipment losses. Suppose you have chronic quality problems caused by the equipment; RCM can address some of them, but not all, since Quality problems and defects are much broader than breakdown and failures. I have a detailed explanation of what particular losses RCM can and cannot address in Chapter 3.3.2 of this book. This book is written to help industries implementing RCM on their machines, equipment, and assets. Some of the highlights of this book includes: 27 Frequently Asked Questions (FAQ) on RCM 22 Tips on Implementing RCM- 15 Don'ts About RCM Why the RCM Preparatory Stage is Important Can RCM Address All Equipment Losses? Actual Case Study on RCM How to Integrate RCM into the TPM Process Bonus: RCM Forms I used in Excell Format The RCM and TPM Crossroads- Strengthening the SAE JA1011 Criteria Addressing MRO Spare Parts after Implementing RCM How to Determine the Correct Interval for PM, PdM, FFT, and Switching Standby Components MRO Decision Diagram on Whether to Stock or Not to Stock Difference Between a Failure Mode and a Root Cause Secondary Tasks for Doing On-Condition Tasks Details in Writing the RCM Decision Worksheet Explained Details in Writing the RCM Information Worksheet Explained Details in performing Horizontal Replication for Similar Equipment with the Same Operating Context Details in Conducting the RCM Audit And more . . . In this book, I have explained two definitions of RCM, which is looking on the equipment side and the human side of doing it. Reliability-Centered maintenance is a process used to determine any physical asset's maintenance tasks, decisions, and requirements in its current or present operating context. It is also a process used to determine what must be done to ensure that any physical assets continue to do whatever their users want them to do in their present operating context. On the human and softer definition, RCM is a way or process of capturing and extracting the knowledge, understanding, and wisdom of the most experienced people in the plant and transforming it into a living document and their legacy. In most cases, when these good old folks go away and retire for good, they bring everything they know to their grave, and the plant hires fresh employees with little or no experience and starts everything from the very beginning. We just want to put a stop to this never-ending cycle. I have also explained in this book how to implement RCM more successfully by restoring the equipment first. If the plant is implementing Total Productive Maintenance, the integration of these two methodologies is explained in detail in this book.

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During the start of this year 2020, I have been thinking a lot about the need to right my fourth book on maintenance. What title should I give this book and why? What industries need today are Cutting-Edge Maintenance Management Strategies that can be explained in a straightforward and simple manner for industries that they can easily adopt. Today what every industry need is a way on how to survive their competition and remain in business. I started drafting this book on March 16, 2020. We all know about this pandemic on covid 19, which have struck the whole world and affected so many businesses and industries in all countries globally. Many industries have been halted by this pandemic, and many jobs were lost as a result. Honestly speaking, I am not certain when this pandemic will end since as of this writing, the number of cases is increasing exponentially and vaccine is still unavailable. It is my hope that once everything goes back to normal, leaders in industries can learn from experience to manage the risks involved and sustain their assets more intelligently. When I first published my first book on World Class Maintenance Management the 12 Disciplines in 2009, I thought I have written everything there is to know in order to achieve a level of World-Class Maintenance Management. Through the years, what I learned so far is that having a World Class Maintenance is very different from achieving a World Class Reliability in the organization. There are also many developments and changes today in maintenance that we need to adopt. The reason for writing this book is not only for the readers to understand the new trends in maintenance, but also for them to understand the reason for using them. These strategies must be adopted by industries for their own advantage because in today's phase, the law of the jungle applies and that is, survive now or be left behind. Cutting-Edge Maintenance Management Strategies: This book also a sequel deals with the different cutting-edge maintenance strategies that must be adopted by industries in order for them to survive their competition. In industries today, the law of the jungle applies, survive or be left behind. Learn how these strategies can link together in building a solid maintenance structure in the plant. Finally understand Learn these cutting-edge maintenance strategies in helping build the reliability culture for industries.

This book is written for industries looking for strategies on how to improve their current lubrication practices and save costs on lubricants, wastes, spillages and failures attributed to lubrication failures.

Industries must learn to understand that reliability is always a shared responsibility for operators and maintenance. For as long as these two remain as a separate function, industries will continue to remain reactive.

This book had to be written for industries to realize what they are missing. My goal is to reach out to industries and convince them that these two cannot co-exists without each other and that it is time for both operators and maintenance to finally work together in improving not only the productivity but as well as improving the reliability of their equipment and assets. Separating these two only creates feud and friction between them. When I sometimes think about this, all I can say is that the problems on industries remain deeply rooted down in their organization, from how their organizational was structured, their policies, procedures they wrote and the rules they imposed upon their employees. This book may sound contradicting to many of the policies industries imposed and all I ask from the reader is to finish reading this book so that the reader can understand my reasons behind the contradiction. Industries hire me for one reason, so that I can tell them what is wrong with them on how they do maintenance and what can be done about it. In today's industry's norm, maintenance are often provided with blinkers or blinders. This is an eye patch they place on the eyes of the horse so that the horse cannot see the rear or what is on their side and can only see the front. The moment they were hired, they wore this blinkers so that maintenance can only see the things you learned from the University of Hard Knocks. When it is time for them to retire, then this blinders needs to be pass on to the new maintenance generation and that is how it goes for industries It is time to remove those blinkers/blinders so that maintenance can see at a wider range and found out what

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they are missing at all. There are many things that we need to change so that industries can move forward and remain in business. This book is composed of twelve chapters in which I include a quiz at the end of each chapter for the reader to answer in order to grasp the level of understanding they got from reading each chapter. Chapter 1 discusses about why operators are important on any maintenance and reliability strategy. As our equipment continues to be upgraded and automated, we need operators who are not only switch flickers and operate the equipment but what we need are operators who can sense if something is wrong with their equipment at its earliest possible stage. Dealing a small problem is less expensive than waiting for the failure to come. The breakdowns and failures we experience on our equipment are just merely an accumulation of small problems that had been neglected so far. The problem was that when these problems were small nothing had been done to correct them until another small problem emerges and another and another in which finally the equipment can no longer bear which ended up in a breakdown. And when the machine fails, then that is the time we react. Chapter 2 explains what maintenance is all about. What it can do and what it cannot do. Maintenance is simple, but often times industries complicate matters. For example Preventive Maintenance is one of the strategies on maintenance. This is a very good strategy indeed as its role is to extend the lifespan of the asset instead of doing maintenance on a reactive or crash basis but the problem is that most industries misuse, abuse or overuse this strategy ending up in more breakdowns instead of the other way around. Chapter 3 discusses about human errors. This is a very important topic as most of the world's lists industrial incidents, I mean almost all industrial accidents that happened all around the world was mostly a matter of maintenance and human errors. Although technically speaking, there is indeed no way to eliminate human errors since this is part of being human. Human errors have many origins and even the best and smartest employee we have can commit the worst errors and mistakes but the good news is that human errors can be managed more intelligently.

Examines the larger issues (culture, leadership, commitment, consistency) that organizations cannot overcome without strong senior management involvement. Focuses on the managerial leadership, cultural change, organization-wide commitment, and perseverance required to transform the operational environment from reactive to proactive. Uses illustrations to visually convey Principles and Concepts of Maintenance/Reliability Excellence. Includes appendices that provide generic tools and plans used to drive the essential change. Reliability is dependent upon shared understanding and beliefs. Managers at all levels must understand how their decisions and directions often impact adversely the ability of their organization to achieve and perpetuate Reliability...thereby undermining realization of broad business objectives. This book identifies and explores fifteen cultural obstacles commonly encountered by most organizations in their pursuit of World-Class Reliability. The intent is to provide senior management with a wake-up call. They must address the identified obstacles the people they have charged with pursuit of reliability (middle managers, engineers and functional specialists) can be successful. Otherwise, senior management is its' own worst enemy. It is a must-read for Senior Managers at all levels (Corporate to Plant and within Plant at Departmental levels). The two volumes IFIP AICT 414 and 415 constitute the refereed proceedings of the International IFIP WG 5.7 Conference on Advances in Production Management Systems, APMS 2013, held in University Park, PA, USA, in September 2013. The 133 revised full papers were carefully reviewed and selected for inclusion in the two volumes. They are organized in 4 parts: sustainable production, sustainable supply chains, sustainable services, and ICT and emerging technologies.

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Addressing the specific needs of engineers, scientists, and technicians, this reference introduces engineering students to the basics of marketing, human resource management, employment relations, personnel management, and financial management. This guide will help engineering students develop a sense for business and prepare them for the commercial and administrative dealings with customers, suppliers, contractors, accountants, and managers.

This second edition of An Introduction to Predictive Maintenance helps plant, process, maintenance and reliability managers and engineers to develop and implement a comprehensive maintenance management program, providing proven strategies for regularly monitoring critical process equipment and systems, predicting machine failures, and scheduling maintenance accordingly. Since the publication of the first edition in 1990, there have been many changes in both technology and methodology, including financial implications, the role of a maintenance organization, predictive maintenance techniques, various analyses, and maintenance of the program itself. This revision includes a complete update of the applicable chapters from the first edition as well as six additional chapters outlining the most recent information available. Having already been implemented and maintained successfully in hundreds of manufacturing and process plants worldwide, the practices detailed in this second edition of An Introduction to Predictive Maintenance will save plants and corporations, as well as U.S. industry as a whole, billions of dollars by minimizing unexpected equipment failures and its resultant high maintenance cost while increasing productivity. A comprehensive introduction to a system of monitoring critical industrial equipment Optimize the availability of process machinery and greatly reduce the cost of maintenance Provides the means to improve product quality, productivity and profitability of manufacturing and production plants

One of the biggest missing link in reliability is the separation between operators and maintenance. This book had to be written for industries to realize what they are missing. For as long as operators and maintenance in industries remain a separate function, Industries will continue to be reactive. My goal is to reach out to industries and convince them that these two cannot co-exists without each other and that it is time for both operators and maintenance to finally work together to improve not only the productivity but also the Reliability of their equipment and assets. Separating these two only creates feuds and friction between them. When I sometimes think about this, all I can say is that the problems in industries remain deeply rooted in their organization, from how their organization was structured, their policies, procedures they wrote, and the rules they imposed upon their employees. This book may sound contradictory to many of the policies industries imposed, and all I ask from the reader is to finish reading this book so that the reader can understand my reasons behind the contradiction. Industries hire me for one reason to tell them what is wrong with them on how they do maintenance and what can be done about it. - Why Operators are Important in the Reliability Strategy - What Maintenance is all About - Survey on Top Problems of Preventive Maintenance Revisited 2018 - Why Preventive Maintenance cannot prevent "ALL" failures - Why Safety cannot be First - Operations and Maintenance - Will the Feud Ever Stop? - Reducing Human Errors in Maintenance - Why Operations and Maintenance Went their Own Separate Ways - Understanding Human Errors - The Common Thing RCM and TPM Both Believes - Strengthening Operator and Maintenance

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Partnership - Detailed Guidelines in Implementing 7 Steps of Autonomous Maintenance - Tips in Implementing Autonomous Maintenance - Detailed Guidelines in Implementing the 4 Phases of Planned Maintenance - Tips in Implementing Planned Maintenance - Why Do Most RCM Initiatives Fail? - Detailed Guidelines in Implementing RCM Analysis for Equipment - Tips in Implementing the RCM Analysis - Detailed Guidelines on How to Perform Root Cause Failure Analysis Probe - Tips in Implementing Root Cause Failure Analysis - Guidelines in Conducting Equipment FMEA/FMECA - Tips in Implementing FMEA/FMECA - Small Problems matters most - The Biggest Missing Link in Any Reliability Strategy - Changing the Image of the Maintenance Function - It Will Definitely Take Time for Industries to Accept - The Separation Needs to End, and a Partnership Needs to Begin - Managing Human Errors in Maintenance - How to Strengthen Operators and Maintenance Partnership - Tips and Guidelines in Implementing TPM Focused Improvement and many more. In my cases, operators remain switch flickers and are frequently provided with a job description to operate the equipment. This book explains that operators are always the first line of defense on any equipment-related failures and breakdowns since they are the closest people that will experience the failure first before maintenance. Operators need to understand the earliest symptoms of failures. One sentiment I often hear from maintenance is that if breakdowns happen simultaneously, what they think is that they are undermanned. I do not believe so. The main reason for this mindset is simple, operators are not involved in the shared responsibility of doing maintenance. Operators are important in any reliability and maintenance strategy because operators are the first line of defense on any failure that can occur on the equipment since they are the people closest to the equipment when the failure occurs and not maintenance.

Salient Features : • Unique approach in projecting Maintenance Department as an expense saver department • Comprehensive discussions for achieving Zero Breakdowns and 100% Reliability • Maintenance made simple - Easy to implement strategies abound within the text

The subject of lubrication is very broad and is evolving continuously with new technologies and developments as time passed by. Some of the things that have been written and published are now by-gone and obsolete. While most maintenance and lubrications people I know are not educated properly on lubrication, most of their decision on which lubricant to use and when to change it is based most often from OEM recommendations. The purpose of writing this book on Lubrication Tactics for Industries Made simple is to provide the maintenance people and the lubricant users in industries an easy to understand and straightforward approach to lubrication that they can adapt easily in their plant. The costs of lubricants in any industry only tell us one side of the story since we are only talking about the cost of lubricants spent on the equipment. The much higher cost can be seen in the number of breakdowns and failures encountered daily caused by incorrect practices and myths on lubrication. The costs of failures attributed to lubrication is a minimum of 2 folds the costs of lubricants that you consumed in the equipment. This means that if you are a heavy user of lubrication, such as a mining industry whose cost of lubricants is 100,000 USD a month, multiply this by a minimum of two and that will be the costs of failures attributed to lubrication failures. Contamination is the main problem on lubrication and it has always been there in the equipment and it comes not only in solid form but in liquid and air (bubbles). The author believes that

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the more contamination present in lubricating oil, then the more chances that failures happen, not only in hydraulics but in all lubricating systems and what we can do about it. Whether your industry is a large consumer or not of lubricants, there are way too many problems experienced by maintenance people regarding lubrication. Here are some of the most common problems industries are experiencing right now in today's operations. We have problems with bearing failures, oil leakage, lack of procedure, human errors of mixing lubricants, wrong or obsolete procedures on lubrication, spillages, over lubrication, under lubrication, abrasion, oil contamination problems, premature failures, improper storage of new lubricants, grease incompatibility issues, high lubrication costs, guesstimate on greasing interval, lack of knowledge, cost-cutting schemes on lubrication training, and you name it. I'm pretty sure there are more besides these lists. This book contains 12 chapters, and each chapter is summarized and intended to help industries find the key on how to manage their lubrication. Some of the highlights that is covered in this book includes the following: - Why There is No Lubrication Engineering Course in College?- Selecting the Correct Lubricating Oil for the Equipment- Can We Mixed Different Grades and Brands of SAE Engine Oil?- Grease Incompatibility Issue- Advantages of Synthetic Oil over Petroleum Oil- Frequently Asked Questions on Synthetic Oil- Different Viscosity Grades for Industrial Lubricants- Does Lubricating Oil Really Wear Out?- Six Myths About Lubrication- Ten Strategies to Adapt to Lubrication and Contamination Control- Why is the Study of Tribology Important to Industries?- Why Lubrication Failures Repeat Itself- Benefits of Oil Analysis- Why Do Oil Analysis Program Fail in Some Industries?- Tips in Conducting Oil Analysis- Lubrication Tactics on Lubricating Oil- Lubrication Tactics on Oil Contamination Control (Code)- Lubrication Tactics on Greasing- Steps on Adopting a Lubrication Strategy It is my hope that this book reached out to industries in search of improving their overall lubrication strategy and benefit from the process.

This unique reference utilizes techniques based on other management measurement systems, such as the balanced scorecard. It also presents a maturing of measurement technique for maintenance and asset maintenance and development techniques allowing companies to be competitive into the future.

Guides maintenance professionals through the use of the Internet to solve maintenance problems, research maintenance issues, and find answers or additional resources. Chapters present such topics as search engines and supersites; government Internet sites; and newsgroups, forums, and chats. Annotat

The field of maintenance is hard to approach because the language is strange. This book introduces the fundamentals of maintenance and will allow the outsider to understand the jargon. The book offers a complete survey of the field, a review of maintenance management, a manual for cost reduction, a primer for the stock room, and a training regime for new supervisors, managers and planners.

This book depicts the life and struggle of maintenance in seeking better ways and means to improve the reliability of the equipment and assets. The author shares his experience on how to achieve such feat. Transitioning from a reactive to a proactive maintenance stage is not an easy tasks but it is not also an impossible tasks. What the author believes is that the key to everything is educating the maintenance people on what maintenance is all about. Training is where we acquire knowledge to develop the skills required to do our job right. This book contains real life stories, struggles and actual experiences by the author in his career in maintenance and currently as a Reliability and

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Maintenance Consultant. Every industry must change their paradigm and realize that maintenance are not repair people. The meaning of the word maintain is simply to preserve our equipment and assets. And we can only preserve our assets if maintenance are equipped with the right knowledge on how to perform their jobs right the first time around. I have written this book in order to reach out to industries in search of discovering ways to improve not only their equipment and assets but as well as their maintenance human resources. Remember that maintenance is not a department, it is not a function or any organization but rather maintenance are humble and down to earth human being, hence let us provide them with the respect that they truly deserve because that is all they ask for. The message of this book is simple and straightforward. There is no better way to start the journey to reliability other than to go back to the basics and addressing these very small problems we have in our plant. Big problems, unplanned breakdowns and catastrophic failures are just an accumulation of small problems that has always been ignored in the first place. Maintenance is always a shared responsibility for operators and maintenance working together in complete harmony. It will be difficult for maintenance to transition from a reactive to a proactive mode if operators will not be involved in doing maintenance since maintenance is always a shared responsibility for operators and maintenance This book explains in detail on how to proceed with the 4 Phases of Planned Maintenance and how to integrate RCM into the TPM process. It also covers the importance of doing Autonomous Maintenance as well as Spare Parts Management which is believed to be the missing link theory on any reliability and maintenance strategy. Chapter 11 is a classic case study on what maintenance can achieve if there is a clear roadmap to follow. The last chapter states that maintenance are just human like you and me. What is important is not to blame them for every single failure that occur in the plant but for both operations and maintenance to work together on the problem. Many industries are looking for a structured and detailed approach on how they can improve their maintenance asset and resources. This book provide that level of information. Each chapter begins with a quote on wisdom of maintenance and at the end of each chapter will be a quiz for you to answer. This book deals with World Class Operations Management (WCOM), detailing its principles, methods and organisation, and the results that this approach can bring about. Utilising real-world case studies illustrated by companies that have adopted this model (interviews with Saint-Gobain, L'Oréal, Tetra Pak, Bemis, and Bel Executives), it describes common patterns drawn from decades of hands-on experience, so as to present a theoretical approach together with the concrete application of its principles. WCOM, adopted by several multinational companies, is one of the more innovative management practises, as it integrates the best Continuous Improvement approaches (Lean, Total Productive Management, World Class Manufacturing) as well as the most innovative approaches in human dynamics like Change Leadership, Performance Behavior, Shingo Model, to name a few. Every book's chapter has been authored by an expert in these different fields, thus revealing the synergy among the different practices, which is one of the distinguishing and successful aspects of WCOM Maximising reader insights into the successful implementation of such an approach, and explaining not only its potentialities, but also its implementation dynamics, the critical points and the ways it can be integrated into different situations, this book is also about how to create a culture of excellence that is sustainable over a long period of time and delivers consistent (or ever-improving) results.

Cutting Edge Maintenance Management Strategies is a book written for industries seeking ways on how to improve the way they do maintenance on their equipment and assets to increase its reliability. Reliability is not just for reliability and maintenance but it is everyone's responsibility for industries.

This book depicts the life and struggle of maintenance in seeking better ways and means to improve the reliability of the equipment and assets. The author shares his experience on how to achieve such feat. Transitioning from a reactive to a proactive maintenance stage is not

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an easy tasks but it is not also an impossible tasks. What the author believes is that the key to everything is educating the maintenance people on what maintenance is all about. Training is where we acquire knowledge to develop the skills required to do our job right. This book contains real life stories, struggles and actual experiences by the author in his career in maintenance and currently as a Reliability and Maintenance Consultant. Every industry must change their paradigm and realize that maintenance are not repair people. The meaning of the word maintain is simply to preserve our equipment and assets. And we can only preserve our assets if maintenance are equipped with the right knowledge on how to perform their jobs right the first time around. I have written this book in order to reach out to industries in search of discovering ways to improve not only their equipment and assets but as well as their maintenance human resources. Remember that maintenance is not a department, it is not a function or any organization but rather maintenance are humble and down to earth human being, hence let us provide them with the respect that they truly deserve because that is all they ask for.

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Tap into Joel Levitt's vast array of experience and learn how to improve almost any aspect of your maintenance organization (including your own abilities)! This new edition of a classic first educates readers about the globalization of production and the changing of the guard of maintenance leadership, and then gives them real usable ideas to aid in these areas. Completely reorganized so that material is presented within the context of major sections, the second edition tells the story of maintenance management in factory settings. It provides coverage of potential problems and new opportunities, what bosses really want, specifics for improvement of maintenance and production, World Class Maintenance Management revisited and revised, quality improvement, complete coverage of current maintenance practices, processes, process aids, interfaces and strategies, as well as personal and personnel development strategies. Contains a specialized glossary so users can more easily understand the specialized language of factory maintenance. Provides specific "how-to" tips and concrete techniques and examples for continuous improvement. Updates the 20 steps to world class maintenance to include the 6 areas of focus for world class maintenance. Includes a completely updated maintenance evaluation questionnaire that reflects new techniques and technologies. Breaks down and explains the three-team approach to maintenance work. Offers new sections on: managing shutdowns, craft training, and communications. Contains major revisions to the RCM discussion and includes a new discussion about PMO.

Reliability-Centered Maintenance provides valuable insights into current preventive maintenance practices and issues, while explaining how a transition from the current "preserve equipment" to "preserve function" mindset is the key ingredient in a maintenance optimization strategy. This book defines the four principal features of RCM and describes the nine essential steps to achieving a successful RCM program. There is an easy to follow example illustrating the Classical RCM systems analysis process using the water treatment system for a swimming pool. As well as the use of software in the system analysis process, making a specific recommendation on a software product to use. Additionally, this new edition possesses an appendix devoted to discussing an economic model that has been used successfully to decide the most cost effective use of maintenance. Top Level managers, engineers, and especially technicians who rely on PM programs in their plant operations can't afford to miss this inclusive guide to Reliability-Centered Maintenance. Includes detailed instructions for implementing and sustaining an RCM program for extremely cost effective manufacturing Presents seven real-world cross-industry RCM success case studies that have profited from this plan Provides essential information on how RCM focuses your maintenance organization to become a recognized "center for profit" Offers over 35 accumulated years of the authors' experiences in Lessons Learned for the proper use of RCM (and pitfalls to avoid) This book is written for industries in search of seeking solutions on their MRO Spare Parts and Storeroom problems. MRO Spare Parts and

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Storeroom Management is one of the most most neglected maintenance strategies in any maintenance optimization and strategies, which should not be the case. Others say that this is the missing link to any reliability and maintenance improvement. Almost every type of industry whether from manufacturing, processing, pharmaceutical, power plants, mining, construction, aviation, oil and gas have a storeroom in place to keep their spare parts. There are two main goals of MRO Spare Parts and Storeroom, which is quite conflicting. This is to create a balance on minimizing the cost of spares inventory as well as providing all the parts and supplies needed to keep the plant operating. It may sound conflicting or contradicting but thinking about this thoroughly it is really not conflicting if the MRO Storeroom is well managed. The role of maintenance is to make the equipment available. If the equipment fails and the part is not available in the storeroom, the machine becomes idle and operation is halt. On the contrary, we just cannot simply stock every single part of every piece of equipment we have in the plant that is if your industry still wants to remain in business. The items inside the storeroom can range from 1,000 for a small-scale industry to more than 200,000 parts or even more for a large-scale industry. All industries have a place to store and keep spares for their equipment, which is needed for repairs, and Preventive Maintenance activities, but not all industries have knowledge on how to manage their storeroom and spare parts. In fact, MRO storeroom and spare parts is one of the strategies where maintenance can truly save cost big time. In other industries, the problems on MRO Spare Parts are chronic and may have been existed for decades. If industries are serious in improving their storeroom and finding the correct solutions on their MRO Spare Parts and Storeroom, this book is a must read not only for storekeepers but also for maintenance, purchasing, finance, and especially the c-level people to find out what their missing. Here are some of the highlights included in this book.- Provide a decision making process on whether to stock or not to stock parts through a MRO Decision Diagram or Algothim- What can we do about squirrel stores and how to eliminate them permanently- Learn the basic "Golden Law" on MRO Spare Parts Management- Learn several options on what to do for obsolete parts inside the storeroom.- Learn one option on what to do with non-moving parts- Learn why not all critical parts need to be stock in the storeroom.- Learn several factors to consider before making a decision on whether to stock or not to stock parts in the storeroom- Learn a much better way of determining the minimum quantity to be stored besides min-max and EOQ calculation.- Provide the reader with a step by step roadmap on how to finally improve their MRO Storeroom- Understand who are the best people or function to handle the maintenance storeroom and why- Learn that one of the most important functions of the storekeeper is about maintaining and care for the spare parts.- Understand why improving the storeroom should be done inside and outside the storeroom. - And many more. Majority of the problems on industries can be solved as mentioned in this book if industries are willing to make changes in how they do things in the plant. Industries that achieve a level of World Class Maintenance were not born that way. They were also reactive in the past but the leaders have a change of heart, and propelled their workforce to a new direction so that they can stand off from the rest and compete globally in this fierce world of competition.

The extensively revised second edition of Terry Wireman's landmark introduction to CMMS has been written to assist anyone investigating the possibility of using a computer in the maintenance function. It provides the information needed to successfully evaluate, select, and implement a system. Readers unfamiliar with the earlier book will discover how progressive companies are using computer programs to achieve cost reduction and control the maintenance of any facility.

With its easy-to-read writing style, Productivity and Reliability-Based Maintenance Management provides a strong yet practical foundation on Total Productive Maintenance (TPM). This comprehensive practical guide departs from the wait-failure-emergency repair cycle that plagues many industries today. Instead, this text takes a proactive and productive maintenance approach, focusing on how to avoid failure in the first

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place. By using real-world case studies in every chapter, the author reinforces the importance of sound and proactive maintenance practices. The use of end-of-chapter problems and discussion questions helps to solidify concepts presented. Productivity and Reliability-Based Maintenance Management is a powerful educational tool for students as well as maintenance professionals and managers. This volume was previously published under the same title in 2004 by Pearson Education, and has been reprinted with permission through an arrangement with the author.

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