



Maintenance Solutions: Maintenance Organization Audit

Better performance by answering 50 questions

- Puts results in a financial form that helps justify additional products or services
- Demonstrates relative strengths and weaknesses of current maintenance organization
- Allows management to form goals and objectives, as well as other business planning, based on audit results
- Ensures continued reliability of plant personnel - the audit is a useful tool for corrective action initiatives

The Maintenance Audit is a 50-question tool designed to measure the effectiveness of the plant maintenance system in both plants that use the ICM maintenance system and those that don't. The audit covers:

- Performance measurement
- Work management
- Communication
- Housekeeping
- Cost control.

It is conducted with key production and maintenance staff present in order to reach consensus decisions on the evaluation questions. The audit also includes informal interviews with maintenance staff and plant management. Results are summarized and presented in financial terms complete with recommendations for specific improvements. .

Which types of plants will benefit from an audit?

This audit is structured in such a way that it can be used at virtually any manufacturing or processing facility that may or may not already have a maintenance system.

Plants that desire better performance - If a plant has a maintenance team that is not operating in an optimal manner and management is uncertain as to how to structure an improvement plan, then the audit is a good basis to start from.

Plants that are satisfied with performance - If a plant already has an adequate maintenance system but is interested in achieving additional benefits, the audit is a good tool to use to identify strengths and weaknesses.

Benefits

- Serves as a basis for improvement efforts
- Provides quantitative business planning information
- Improves overall maintenance performance and cost control

About the Audit

The audit's 50 questions, which will help identify your facility's strengths and weaknesses, are distributed among the following categories:

- Organization, training, and personnel
- Performance measurement and analysis
- Planning, work management, inventory, and facilities





Assigning a dollar value to improved maintenance practices

By using inputs such as number of technicians, average hours worked, audit productivity score, and desired productivity score, an approximate dollar value can be placed on productivity improvements gained through system optimization.

An example situation for a theoretical plant:

Total number of maintenance technicians = 6

Average wage rate (with fringe) = \$25/hr

Average hours worked per technician per year = 2080

Actual audit productivity score = 60%

Desired audit productivity score = 80%

$60/80 \times 6 = 4.5$ technicians needed at 80%

6 technicians - 4.5 technicians = 1.5 technicians available for other assignments

1.5 technicians x 2080 hours x \$25/hr = \$78,000 annual productivity improvement

Note: This does not include financial improvements gained from increased uptime brought about by better maintenance performance.

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