

CWORKS QUARTERLY NEWSLETTER

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**Maintainability : Reliability :
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“What would it mean to your business if your maintenance related downtime was halved and the productivity of your maintenance staff increased by 20%?”



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Using CMMS For Training Needs Management

One of the main features of Total Productive Maintenance (TPM) is the concept of total employee involvement in the maintenance process. As such, employee training to improve operational and maintenance skills is a major required contributor for successful implementation of TPM.

Since training is an accepted requirement for successful maintenance operations, monitoring and identification of training needs is thus essential to developing training programs that meets site operational needs.

In improving training delivery to maintenance employees, a Computerized Maintenance Management System (CMMS) can be used to identify training needs of a maintenance department.

Read more...

http://www.cworks.com.my/overview/ov16_training%20needs.html

Basics of preventive maintenance scheduling with a CMMS

According to the book “Uptime – strategies for excellence in preventive maintenance”, the definition of preventive maintenance (PM) is “maintenance carried out at predetermined intervals, or to other prescribed criteria, and intended to reduce the likelihood of a functional failure”.

Based on this definition, preventive maintenance is a part of the maintenance process but differs in that it is done on a predetermined schedules thus central to a good preventive maintenance (PM) program is an effective scheduling system that ensures recurring preventive tasks are done at the most appropriate time without delay, redundancies and conflicts.

For years, many maintenance operations have started to use computerized maintenance management systems (CMMS) to provide effective scheduling.

However, to effectively use a CMMS for preventive tasks scheduling, there is a need to understand a few basic scheduling concepts that pertains to CMMS usage in scheduling preventive maintenance.



Computerized Maintenance
Management Systems



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How To Decrease Downtime and Increase Productivity

By Lawrence Bush

All maintenance activities of the workforce must be documented, this includes breakdown repairs, callouts, preventive maintenance, replacement maintenance, overhauls, and Testing & Inspection work. Maintenance work by production line employees must be included, whether or not the employee is listed as in maintenance. These activities can then be mined for maintenance information "gold".

List all repetitive work

One of the first things that a maintenance supervisor should be concerned with is repetitive work. Any and all repetitive work should be identified and isolated. This list can then be prioritized as to criticality to production lines and plant effectiveness.

After the list has been rearranged, each task item must be analyzed to determine if the repetitive work is actually aimed at fixing a problem or fixing a symptom of a deeper problem. Fixing symptoms has the immediate effect of allowing production to rapidly resume, but does nothing for the underlying problem. In fact, the underlying problem may get worse.

Development of a solution

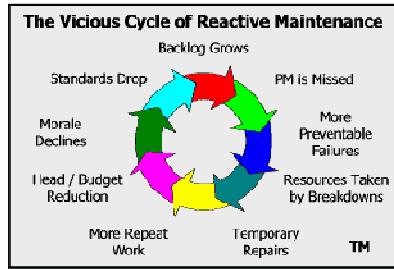
As soon as a high priority problem has been identified and analyzed, work should begin on development of a solution to the problem. Once the solution to the problem has been developed, plans can be made for purchasing required parts and material and then scheduling the manpower and production time to implement the solution.

Maintenance planning of machine repairs

Complete documentation is absolutely essential for control of the maintenance process. How can the process of maintenance be under control if the person in charge has no complete idea of what the total maintenance activities and costs are? If needed repairs are not documented and planned for, a considerable portion of these needed repairs and modifications will be forgotten or ignored until production tries to run again.

Justify machine repair cost

Planning essential repairs and modifications requires documentation. It is easy to say that we need a modification to this particular machine and output of this line can be increased 25%. However, with no planning, six months later no work has been done on the idea. Even if the idea were actually to be somehow implemented, the output increase may not come to fruition.



If no research was carried out on the rest of the line equipment, there is no certain way of determining line and equipment capacity. How would the machine be able to increase output 25% if its current output was already 100% of the lines actual output capacity? All the costs associated with increasing the one machine's capacity would have been wasted, unless additional work was undertaken to bring the rest of the production line up to the output of the one machine.

A production line's output capacity is only as great as it's least piece of equipment. That bears repeating. A production line is only as fast as it's slowest piece of equipment. A chain is only as strong as its weakest link.

Prioritize your maintenance planning list

With documentation, the list of priority work problems to solve can be reduced fairly rapidly, at first. The list of easily solved problem areas will gradually be replaced by higher cost work items. Research and planning may reveal that the costs involved with eliminating some repetitive repairs are more than living with the repetitive repairs.

Compare production downtime after solution

After implementation of the solution, production downtime for that particular item can be documented and compared to pre-implementation production output. Maintenance time not spent on working on that solved problem can also be documented for the same time period. These savings can then be extrapolated for an entire year and presented to management to justify the cost of repairs.

Without documentation, research, and planning, the person in charge of making the decisions is working in the dark. With documentation, research, and planning, the great wall of China can be built, or the Panama Canal, or the Aswan Dam, or a world-class maintenance organization.

Maintenance Policy and Procedures is a plan to organize your maintenance department. Following the plan will cause you to document your department's activities. Other department's maintenance activities and interactions with the Maintenance Department will also be documented. With the documentation, planning can begin. For information on this article and Maintenance Policy and Procedures Manual, contact the author.

About the Author: Larry Bush has been an electrician for 47 years, and in maintenance management for 22 years. Download his new e-Book "Maintenance Policy and Procedures Manual" !! <http://www.reliability-consultant.com>

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MANAGING LOCATIONS

Here are a few tips for using Cworks for the maintenance of buildings and properties such as schools, apartments, shopping malls, hotels or any landed property.

- CWorks allows the opening of work orders on locations thus there is no need to insert location codes and descriptions into the asset or equipment database. Preventive work orders can also be scheduled for locations.
- An easy way to uniquely code a building is by numbering buildings, floors and rooms as such bb-ff-rrr with bb=building number, ff=floor number and rrr=room numbers. For walkways and lobbies, it could be bb-ff-wxx or bb-ff-lxx with xx=walkway or lobby number.
- To tag all pieces of equipment with a unique number is ideal but for smaller cheaper items such as light bulbs and faucets, these items may be too tedious to track individually. We have seen some sites who do not tag items below a certain value and which do not require scheduled preventive work. All work for these items are charged or recorded on work orders open for the location. Thus tracking of work on these items are by location codes. This may reduce the amount of data collected and avoids "analysis paralysis".

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BUILDING A PM PROGRAM Brick by Brick

By Michael V Brown

Which came first, the PM program or the emergencies? I once casually asked an eighty-five year old woman how she kept her large old farmhouse so clean. Expecting a simple "Thanks" for the compliment, I was surprised when she began to explain her method. "First you take a broom and sweep the kitchen", she said, and then continued to describe the steps in keeping a house clean. The simple but effective view she took to housekeeping made me think about common obstacle of preventive maintenance cited by maintenance managers. Too many managers I meet today state that there is no time to perform preventive maintenance because a large part of their workforce is dedicated to emergency repairs. Paradoxically, these managers usually realize that if they had an effective PM program they wouldn't have their emergencies.

Read more... at <http://www.newstandardinstitute.com>
Article Source: New Standard Institute, Inc.

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For those who would like to share tips, experiences and knowledge on CMMS, you are invited to send them to malik@cworks.com.my or info@cworks.com.my

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