

CMMS Benchmarking

Kyle P. Newsome
Datastream Systems Inc.

The Goals

- Total Operations Success
- Profitable Long Term Business
- Maintenance Working with Production

Strategic Maintenance Plan

- Based on results of a benchmark assessment of current maintenance practices and procedures.
- Must establish goals & objectives.
- Must establish a baseline before success can be measured.
- Must have dedication to accurately collect data.

Areas of Improvement

- Improved Work Control
- Improved Planning & Scheduling
- Enhanced PM & PdM Programs
- Improved Parts Availability

Datastream

THE WORLD LEADER IN MAINTENANCE SOLUTIONS SM



RECOMMENDED BENCHMARKS

Decrease Overtime

- Critical Success Factor
 - Must have accurate recording of OT hours by Maintenance Personnel on Work Order Form

Increase Productivity

- Critical Success Factors
 - Clear description of work that needs to be performed on Work Request
 - Record amount of time spent waiting on parts in comments section of Work Orders

Reactive Maintenance

- Calculated as Percentage of Total Maintenance Hours or Costs
 - World Class = 10%
 - Typical Company = 75%
- Critical Success Factor
 - Appropriate Setup of Work Order Types

Planned Maintenance

- Calculated as Percentage of Total Maintenance Hours or Costs
 - World Class = 90%
 - Typical Company = 25%
- Critical Success Factor
 - Appropriate Setup of Work Order Types

Decrease Downtime

- Critical Success Factors
 - Distinguish between maintenance related downtime and other downtime
 - Distinguish between planned downtime and unplanned downtime
 - Must define method and accurately record
 - Appropriate Setup of RFO Codes

Inventory Turns

- Calculated as $[(\$ \text{ Usage/Month}) \times 12] / \text{Current } \$ \text{ Invested in Inventory}$
 - World Class = 2-3
- Critical Success Factors
 - Must Establish Reorder Points and Quantities
 - Utilize EOQ Analysis

Total Inventory Value

- Goal to Decrease Without Stockouts
- Critical Success Factors
 - Must Have Controlled Procedures Implemented
 - Must Perform Accurate Physical Inventories

Total Maintenance Cost

- Calculated as Percentage of Total Manufacturing/Production Cost
- Critical Success Factors
 - Appropriate Setup of Cost Centers & Departments
 - Consistency in Collecting, Measuring and Calculating Data