

Leveraging CMMS Data for Increasing Labor Utilization

Power of any solution comes from decisions made by utilizing captured and analyzed data

*The Session will Cover:

1. How Analytics Tied Directly to Your CMMS can Drive Performance for Maintenance and Reliability Manager
2. Will Discuss the Necessary Tools and Data Needed to Assist with Sound Business Decisions
3. Review How Data is Collected and Analyzed to Identify Labor Problems and Opportunities to Improve Labor Utilization and Wrench Time

*Data, Data, Data,

“You cannot manage what you cannot control and you cannot control what you cannot measure”

W. Edward Deming

* Define a Few Terms and Words

* CMMS

- * Computerized Maintenance Management System

* Backlog

- * Organized list of lower priority work requests waiting for the opportunity to complete

* Wrench time

- * Value added time and effort spent completing work requests

* Define a Few Terms and Words

* Work Order Quality

- * Accurate and detailed completed work requests document

* Proactive Work

- * All work which is not reactive or emergency

* Reactive Work

- * Work completed without advanced notice and little or no planning and scheduling

* What is Labor Utilization or Wrench Time?

What it is **not**!

- * Looking for Parts
- * Looking for Equipment
- * Waiting for Supervision
- * Waiting for Instructions
- * Waiting for Approval
- * Looking for Work
- * Excess Personal
- * Travel Time - Doing the Above

*XXXXXX

XXXXXX

*XXXXXXXX

*What is Labor Utilization or Wrench Time?

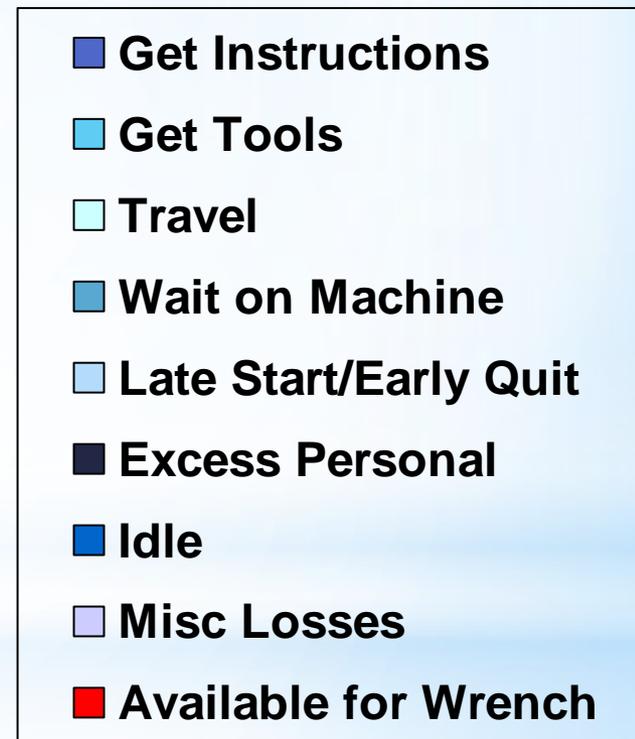
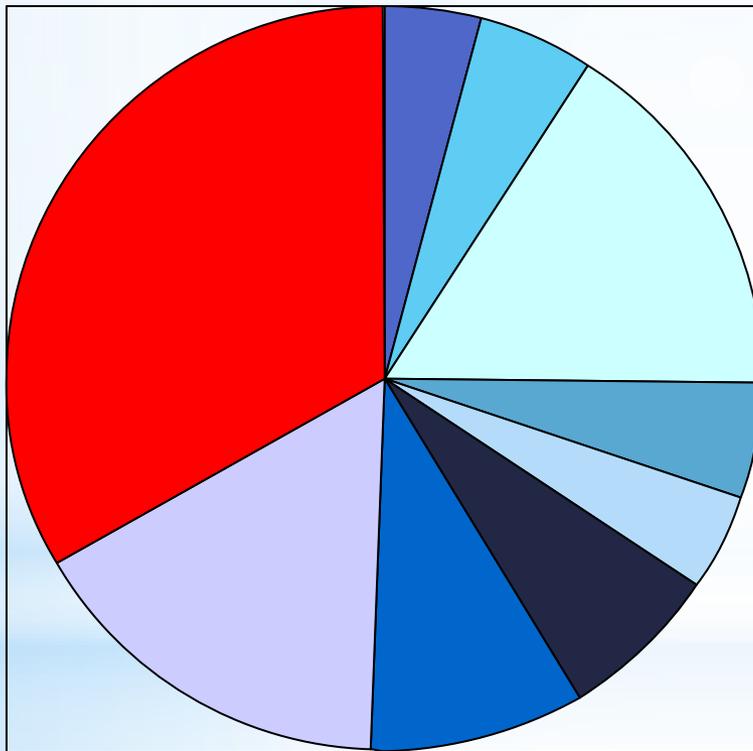
What it **is!**

- * Hands-on Time
- * Time Spent Turning Wrenches
- * Trouble Shooting
- * Calculating
- * Measuring
- * Job Clean-Up
- * Travel Time to and From the Job
- * Properly Completing Work Request Documentation

*Where the Maintenance Dollar Goes

	<u>Activity</u>	<u>Minutes</u>	<u>% of 8-hr Day</u>
*	Getting instructions	21	4
*	Picking up tools and parts	25	5
*	Travel	77	16
*	Waiting on machine	22	5
*	Late starts/early quits	21	4
*	Excess personal time	35	7
*	Idle time	44	9
*	Miscellaneous losses	78	16
*	Sub-total	323	67
*	Available to turn wrench	157	33

*Where the Maintenance Dollar Goes



* Best in Class Organizations Maintenance Utilization

- * 40% Wrench Time
- * 70-80% of All Work is Planned
- * 60% of All Work is Scheduled
- * 20-30% of All Work in Reactive or Emergency
- * Supervision is on Floor or in Field 50-60% of the Time

* What kind of data do you need?

- * 100% of Labor Hours Charged to Work Order
 - * Meetings, training, shop time, travel, work hours, etc. Minus breaks and lunch
- * Hours Charged to Assets and Equipment not Buildings
- * Number of Technicians Per Job
- * Actual (accurate actual) Hours to Complete Each Job

* What Kind of Data do You Need?

- * Work craft
 - * Electrical
 - * Mechanical
 - * HVAC
 - * Instrument
- * Work type
 - * Safety
 - * Corrective
 - * Emergent
 - * Preventive
 - * Capital or project

* What Kind of Data do You Need?

* Fault or Failure Code - What Caused the Failure

- * Operator error
- * Moisture
- * Overload
- * Lack of lubrication
- * Etc...

* Planned Hours

- * Hours the job was originally planned for

* What do You do With Your New Found Data?

- * Determine Which Assets or Equipment is Using Most of Your Maintenance Time
- * Discover How Accurate Your Work Planning Process is
- * Determine How Reactive Your Culture is
- * Discover the Quality of Your Weekly Work Scheduling Efforts
- * Understand How Parts and Supplies Help or Hurt Labor Efficiencies

* Measurements Used to Highlight Inefficiencies

- * Planned vs. Actual Man-hours
- * Schedule Compliance
- * Perato Analysis of Reactive Work
- * Travel Time Analysis
- * Backlog Trends in Quantity
- * One Person Jobs Compared to All Jobs
- * Percent Reactive Work Compared to All Work

* Michael Cowley, President CE Maintenance Solutions, LLC



Michael Cowley,
President

Contact information

CE Maintenance Solutions, LLC
189 Peck Drive
Buffalo Junction, VA 24529

Mobile: +1-434-738-8484

Office: +1-434-734-0866

Email:
mike@cemaintenancesolutions.com

- * Established CE Maintenance Solutions, LLC, in 2004 to provide training, coaching and consulting services to facility and manufacturing organizations
- * 30+ years of hands-on experience in production maintenance and facility engineering fields
- * My Mechanical Engineering education as well as my extensive experience gives me an unusual insight into how organizations work
- * My fundamental understanding and knowledge of the components and the culture needed helps me to properly structure, organize and maintain a World Class maintenance organization

*Questions

*Visit us at Booth #1938

* Mike Cowley

mike@cemaintenancesolutions.com

www.cemaintenancesolutions.com

434-738-8484