



Maintenance Excellence Strategy

MMTC's Maintenance Excellence Strategy (MES) training program offers a comprehensive, hands-on approach to enable maintenance and reliability planners to access best practice methods and applications for their production equipment. Adopting an internal Maintenance Excellence Strategy helps your organization successfully implement proven techniques which eliminate waste and boost profits through lower costs and improved care of equipment and assets. MES programs are designed to build upon MMTC's Beyond Total Productive Maintenance strategy. This approach can completely transform the care of assets and the way they are managed. This enables manufacturers to grow, often without the need for additional capital expenditures.

Focus includes:

Breakdown Maintenance Strategy (BMS) - Identifies the costly aspects of a "run till failure" approach to operating and maintaining equipment. Examine the best practice methods to measure and remove the costly aspects of downtime. BMS transforms the maintenance department into a knowledgeable service function for operations.

Enhancing Green Initiatives - Introduces the latest green methods, tools and standard techniques designed to lower operational costs. Competition today demands we examine opportunities to make better choices to reduce our global carbon footprint and stimulate and cost saving green initiatives.

Preventative Maintenance Conditioning - Maximize the best approaches to a condition-based maintenance strategy by examining the steps required to build an effective and robust maintenance strategy with waste-free processes.



Predictive diagnostic tools utilized throughout MES include ultrasonic tester, combustion gas analyzer, digital volt OHM amperage meter, pulley sheave alignment tool, strobe light, digital thermometer among others.

Predictive Maintenance Reliability - Utilizing specialty tools and techniques which assists maintenance departments to evolve from cost-burdens to cost-savers. Maintenance and reliability engineers benefit by application sensory detection tools that promote effective capacity utilization of equipment.

Early Equipment Management and Error Proofing - Transforming equipment into maintenance-friendly reliable assets which provide "above human sensory intelligence" with simplicity built in. Dividing equipment into zones of importance while utilizing maximum efficiency planning, historical data and best practice methods to improve the design of the equipment.

Objectives:

- Gain ability to grasp a clear understanding of improvements made at the shop level can dramatically improve the overall performance of the company
- Enhance skill level for troubleshooting using tools to overcome perceived barriers in current-state manufacturing settings necessary to support and improve the maintenance department to higher levels of performance
- Use MES to offset a lack of ability to run equipment effectively, while driving out the need to procure funds to purchase additional equipment
- Enhance maintenance strategies to develop best practices that promote capable processing and dramatic reduction of costly production defects



Transform the view of maintenance as a cost-burden to a cost saving\$.

Bottom Line Fact\$:

- Poor maintenance practices costs **\$180 billion in annual lost revenue to U.S. manufacturers**
- Machines that are pro-actively maintained generally **consume 5% to 10% less energy**
- Simple operator based maintenance typically **reduces 50% to 70% of unplanned stoppages**
- Inadequate maintenance practices **waste 20% to 50% of spare part budgets unnecessarily**
- Organizations that operate with traditional “run till failure” methods, **typically waste over 30% of every dollar spent on maintenance repairs**
- Shifting maintenance from a “cost-burden to a cost-savings” approach offers a greater than **6 to 1 ROI**

For additional information, contact MMTC West at 616-771-0561 or email at mmtcwest@rightplace.org.