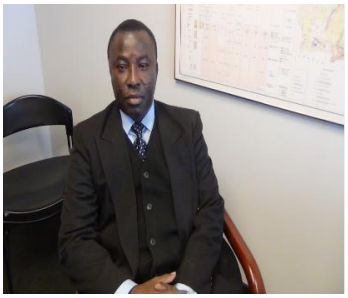
EQUIPMENT PERFORMANCE MEASURE



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Performance measurement is primarily managing outcome, and one of its main purposes is to reduce or eliminate overall variation in the work product or process. The goal is to arrive at sound decisions about actions affecting the product or process and its input.

It is important therefore, that standard measurements and reports are implemented across an operation with maintenance related activities. Since equipment (KPIs) define the impact of maintenance performance on the performance of significant plant and operational processes, KPIs are considered a critical tool to achieve such objective.

Measuring the outcomes to be achieved and the activities to be controlled cannot be overemphasized, hence, the need to analyze measurements to identify variations or poor performance and their causes. This process then becomes a deciding factor for corrective actions for variation and poor performance. Implementation of actions to correct these variations and poor performance is considered critical PM compliance measurement process.

The planning and scheduling processes, like other processes need to be measured and evaluated to make improvements. Planning and scheduling have the highest potential on timely and effective accomplishment of maintenance work activities.

PM work percentage compliance is considered a leading indicator in that, they offer an indication of task performance with lead time to manage for successful results. In an organization where PM work compliance becomes a lagging indicator, it is imperative to set a benchmark inorder to address such situation.

PM compliance is defined as the number of PM work orders (or labour hours) completed, including PdM/CBM, divided by the total number of PM work orders (or labour hours) scheduled during a specific time period.

Non-compliance to work order utilization for most maintenance work activities leave a huge gap in the entire work management processes, hence, affecting performance measurement in any business organization. To bridge this gap, it is important for maintenance department (production as well) to align their focus to strict compliance to maintaining consistent utilization of work orders in the entire maintenance/production work activities management and control.

Work order is considered as the integral (nerve system) of any world class CMMS. It is the most useful management tools in the management and workflow process. The workflow engine allows automatic routing of data through an optimized process, including configurable approvals, notification, and automated transactions based on user-defined business rules.

Integration of the PM module with supplementary modules (i.e. inventory, financial, etc.) provide a comprehensive business process.

In conclusion, it must be emphasized that effective use of work orders in the management of maintenance activities in any maintenance organization will enhance the efficiency in the entire management processes. Utilization of work orders identified as best practice approach in work management will address the huge deficit associated with non-compliance to performance measurement by some maintenance practitioners. The resultant benefit to work orders utilization will provide a strong basis for a paradigm shift relative to PM compliance in any maintenance organization.