

Adding Business Value with Plant Maintenance

Plant operations that run smoothly within an organization tend to have a maintenance plan. When a critical asset fails unexpectedly and such a plan does not exist, there is much more at stake than costs to repair or replace the asset. Plant operations drive productivity within an organization, which provides the means to maximize profits.

In addition to productivity, there is also a link between planned maintenance and efficient inventory control. Instead of keeping unnecessary stores of products, you are better informed of what is needed and can prevent the costs associated with having too much excess on-hand.

Does any maintenance plan work? Manufacturing reports point to one key component of a plant maintenance plan that provides the most business value: an efficient strategy.

Choosing Your Strategy

There is no right or wrong way to manage assets, but choosing an efficient strategy for your organization will keep costs low and ensure the organization continues to run smoothly.

There are two main types of plant maintenance: reactive and preventative.

A reactive or condition-based approach to plant maintenance consists of asking questions such as, “Is there noticeable wear and tear? Is the asset exhibiting any unusual behavior?” This type of maintenance typically requires a significant amount of awareness by the people who operate or maintain the assets on a regular basis. This means that the success of the strategy hinges on the reliability of those individuals. A plant that has assets that are designed with sensors is more suitable for this type of maintenance strategy. A significant disadvantage of reactive plant maintenance is that it can foster an unsafe working environment. For example, an asset that is not carefully maintained may malfunction and cause injury to an employee.

A preventative plant maintenance strategy is most common. At the very least, you want to make sure that all equipment is operational. Instead of relying on individuals or sensors to alert you when an asset requires attention, you use a schedule. In addition to making sure that your business is able to continue operation without any stops, preventive maintenance has the added value of efficient inventory control and creating a safe environment for employees.

Since each plant maintenance strategy has advantages and disadvantages, you should evaluate them to determine the best fit for your organization. In terms of efficiency, a combination of the two makes good sense.

Once you evaluate your organizational needs and determine the best plant maintenance strategy, make sure you are able to implement it with as little cost and disruption as possible to your normal operation. All individuals that are responsible for maintaining an asset should know exactly what it is they need to do and when. If necessary, develop a formal plan and make sure all responsible parties are committed.

Final Thoughts

A software solution that provides effective plant maintenance enables you to make better decisions and save money. The Rinami plant maintenance enhancement for the Oracle JD Edwards EnterpriseOne product enables businesses to stay up-to-date on their assets by focusing on maintaining a safe environment, efficient systems, and asset productivity. This product also enables businesses to properly plan, forecast, and budget plant maintenance. Contact Rinami for more details