

Good maintenance equals good business practice

No, MAXIMO is not one of those myriad acronyms floating around the Federal government. It's the name of a maintenance management software program Western is using to make good business calls.

MAXIMO Coordinator **Chuck Miller** and Western's maintenance managers are putting the finishing touches to a vision statement that charts a course for how

Western's maintenance program will use MAXIMO, Reliability Centered Maintenance and other new technologies. These tools will help Western analyze maintenance costs, assure inventory control and maintain a high level of equipment reliability.

According to Miller, MAXIMO "is becoming the business

driver for Western."

"MAXIMO was brought in about a year ago to replace Western's long-standing Maintenance Information System, which had become antiquated," said Miller. "Not only was the MIS not Y2K-compliant, but it was based on an obsolete mainframe system."

Miller and a team of regional representatives set out to not only replace the old system, but tie it in with the financial accounting system—known around Western as BIDDs—and integrate it with RCM.

To meet or exceed national and regional reliability standards, Western is adopting the RCM philosophy as the basis of our maintenance program. RCM strives to maximize system reliability by focusing resources on preserving overall critical system functions as opposed to preventing individual equipment or component failures. The main task at hand involves one of three actions: predictive, preventive or corrective maintenance.

Predictive maintenance involves monitoring equipment conditions to detect problems before a failure can occur. Examples include monitoring contaminant levels in oil, infrared inspections and Doble testing.

Preventive maintenance involves servicing equipment on a time- or event-based schedule, such as overhauling a breaker after a specified number of operations or tightening structure hardware after a specific number of years. Corrective maintenance restores an item to its original status after a failure occurs, such as burned-out panel lights or failed VHF radio sets.

The team devised short- and long-term plans to make the most of the MAXIMO system. Full use of the work order system will allow efficient planning and scheduling of all maintenance activities. Construction and trust work will also be tracked.

Other vision statement highlights include:

- ◆ Keeping records for major installed equipment including specifications, manufacturer's data and accumulated maintenance costs.
- ◆ Tracking warehouse inventory turnover rates.
- ◆ Tracking use of heavy equipment and aircraft to evaluate costs.
- ◆ Sharing inventory information agency-wide to ensure lower stock levels and more efficient use of expensive, specialized items.
- ◆ Analyzing trouble codes, corrective maintenance, failure trends and life-cycle costs frequency.

Western will evaluate the value of new technologies to the organization. Bar coding for both maintenance and warehouse use will be implemented. Handheld devices promise the possibility of on-site, real-time data entry to MAXIMO. These devices will give workers in the field, such as aerial patrols and substation inspectors, a direct link to information—reducing paper and maintenance time.

Miller sees the vision statement as a "living document," one that will change as future maintenance needs arise.

A full description of the plan may be found on Western's MAXIMO internal web site. 

