

### 3.3 Maintenance Approach and Methodology

A structured and methodical approach to maintenance shall be implemented in order to provide a cost effective service whilst providing on-going security of service and assurance as to asset condition and shall comprise, but not be limited to the;

- a) Implementation of a computerized reliability centered maintenance program using proprietary software currently available.
- b) Maintenance management on sound planning, good communications and good working relationships between all parties concerned.
- c) Optimization of the maintenance system with the help of accurate maintenance records and management service.
- d) Organization of the different levels of maintenance procedures into the following:
  - Routine maintenance
  - Minor maintenance/inspection
  - Major maintenance/inspection
  - Emergency procedures
- e) Operation under Health and Safety requirements for Confined Spaces, Training and Equipment and achieve the following:
- f) Provision of O&M and repair of equipment that protects the health and safety of personnel, protects the environment, protects and preserves the DMAT'S capabilities and capital investment, and enables mission performance by following good business practices while minimizing lifecycle facilities costs.
- g) Management of work cost effectively and efficiently by using state-of-the-art management systems and techniques.
- h) Continuously and proactively, improve technical and managerial processes to minimize life-cycle maintenance and repair costs. These include - designating a single point of contact to communicate and co-ordinate O&M and management issues with DMAT / Consultant and the O&M Section for maximum efficiency and effectiveness; benchmarking and the identification of 'best practices', preparing and adhering to annual plans; performing self-assessments and applying reengineering or process-improvement techniques where appropriate; applying streamlined RCM principles, in program development and improvement; implementing Predictive Testing and Inspection (PT&I) techniques, where appropriate and whenever possible; and maximizing the population of available CMMS databases to allow for accurate trending, statistical analysis and budgeting.
- i) Provide for the lowest life-cycle costs, improve the safety, and establish initial baselines for the subsequent PT&I of facilities and equipment through the acceptance process by diligent quality control during construction and particularly at the time of equipment acceptance.
- j) Properly account for O&M and repair expenses in accordance with a standardized Coding Structure.