

Buildings & Facilities Preventive Maintenance Best Practices Training program

Introduction:

Building and facilities maintenance can be a headache when the focus of the organization is cost cutting instead of realizing the corporate strategy. That is why it is important that the building & facilities maintenance manager is able to show to corporate management the real added value of maintenance by creating a preventive maintenance strategy, so that the focus is changed to the contribution of maintenance in maximizing the operational performance and enhancing the return of investment of the buildings and facilities.

This course is designed to create a learning environment where we show you how to apply relevant best practices to organize and manage building preventive maintenance. The goal of this course is to balance the right performance (availability, reliability, safety, quality) and maintenance costs in such a way that the added value is maximized. Best practices like risk based preventive maintenance strategies, predictive maintenance tools & techniques, planning and workflow management and continuous improvement all contribute to this goal.

This course will feature:

- Predictive maintenance
- Planning and workflow management
- The basic principles of building maintenance & asset management
- International standards on maintenance and asset management (ISO 55000)
- Risk based preventive maintenance strategies
- How to monitor the performance & continuous improvement

Who Should Attend?

Construction Engineers, Senior Construction Engineers, Construction Supervisors, Construction General Supervisors, Construction Project Managers, Engineering Technologists, Supervision Engineer, Inspection Engineers, Civil Inspectors, Foremen, Design Structural Engineers, Planners, Structural Engineers, Material Specialists, Quality Control and Quality Assurance Experts, Architects, Supervision Engineers, Team Leaders, Site Officers and Managers, Mechanical Engineers, Technical Professionals, Field Production Supervisor, Operation Engineers, Clients Representatives.

Professionals involved or participating in building and facilities maintenance processes, including all maintenance staff in the Property & Facilities Management department.

anyone who wishes to update themselves on building and facilities maintenance and how to implement it for the benefit of their organization

Course Objectives:

By the end of this course, delegates will be able to:

- Understand the broader perspective of long term maintenance and investment planning, work preparation and planning and scheduling
- Explain how the organization can benefit from a building preventive maintenance strategy
- Understand the content and value of ISO 55000 as the international standard on maintenance and asset management
- Choose and apply risk based preventive and predictive maintenance strategies for your building and facilities assets
- Understand the principles of continuous improvement and set up an improvement plan for building preventive maintenance

Course Outline:

Introduction to Maintenance and Asset Management Strategy Framework

- Maintenance & Asset Management as a business process
- Asset management landscape model, asset management system
- Maintenance & asset management strategy framework
- Line Of Sight
- Asset Management Planning, Strategic Property Management
- Asset Management Policy, Asset Strategy (Demand Analysis, Asset Policy), Asset Management Strategy, Maintenance Strategy
- Maintenance & Asset Management Objectives (Goal Setting)
- Strategic Asset Management Plan & Maintenance Reference Plan
- Feedback & Improvement
- Asset management roles

Building your Preventive Maintenance Strategy

- Identification & assessment of risk for building maintenance
- Risk management
- Risk matrix
- Risk register

- Stakeholder analysis, stakeholder risks
- Run to Failure tasks
- Preventive maintenance tasks
- Predictive maintenance tasks
- Risk Based Maintenance concepts for building maintenance (RBM/FMECA)
- Building your preventive maintenance strategy

Identifying Predictive Maintenance Strategies

- Potential Failure Analysis (PFA)
- Integration of PFA with FMECA & RBM
- Understanding the P-F Interval
- Decide which Technologies to Apply
- Predictive maintenance technologies
- Vibration analysis
- Visual inspection
- Infrared Thermography
- Temperature sensitive labels
- Megger tests
- Ultrasonics
- Oil analysis

Planning & Workflow

- The building maintenance workflow and how it relates to the preventive maintenance strategy
- Roles & responsibilities in work preparation, planning and scheduling
- Principles of work preparation & planning
- Principles of scheduling
- Network planning

Continuous Improvement

- Continuous improvement
- Measuring performance
- Performance Indicators & Key Performance Indicators
- Balanced scorecard
- Assessments
- Using benchmarking to improve
- Performance management, managing the behavior of people