

Preventive Maintenance

unlimited **UC**
c o n t r a c t i n g

Professional Maintenance, Renovation
& Engineered Repair

Concrete Repair | Coatings & Paints | Building Envelope
Maintenance | Water & Leak Detection | Rope Access
Technician | Seismic Upgrading | Pressure Washing

Thank you for the opportunity to be of service.

www.unlimitedcontracting.ca
completeservice@unlimitedcontracting.ca
778.214.7099 | Kelowna, BC





Introduction

As facilities maintenance professionals, we will never have to worry about our industry becoming obsolete. All building components will decay, wear away, or otherwise fail eventually. As long as buildings exist: steel will rust, glass will break, pipes will corrode, and roofs will leak. As facilities maintenance professionals it is our job to keep these building components working for as long as possible and to make sure the inevitable building failures are rare occurrences. (Cruzan 2009: Chapter I)

What is Preventive Maintenance?

Preventive maintenance is the normal, everyday work we do to protect the condition of our properties and to prevent building failures that normally occur within a facility. It is a scheduled program of regular inspections, adjustments, or replacement of worn or failing parts in order to maintain an asset's function, and efficiency. (Cruzan 2009: Chapter I)

Why Preventive Maintenance?

Preventive maintenance is intended to keep minor problems from escalating into major problems. Preventive maintenance allows a maintenance department to transition from a fire-fighting approach of running from one emergency to another, to preventing those emergencies before they occur. (Cruzan 2009: Chapter I)

5 Reasons to Consider Preventive Maintenance Strategies:

- Reason 1: Extends Building Life
- Reason 2: Reduces Costs
- Reason 3: Saves Energy
- Reason 4: Improves the Experience of Your Occupants
- Reason 5: Makes Your Job Easier



Reason 1: Preventive Maintenance Extends Building Life

(Cruzan 2009: Chapter I)

Reason 2: Preventive Maintenance Reduces Costs

Extending the life of equipment (or a building) saves money. When building materials last longer, you do not have to replace materials as often. This reduces the long-term cost of owning the building.

Preventive maintenance can also reduce costs by reducing the expense of hiring outside contractors. In all but the largest organizations, maintenance departments occasionally rely on outside contractors with specialized skills. If preventive maintenance is not being performed constantly by in-house staff, problems that often could have been prevented in-house can become expensive problems requiring the more costly repair services of these outside contractors.

Building downtime, or the time that space in a building is unusable, can also be a source of increased costs. Proper preventive maintenance will reduce downtime.

(Cruzan 2009: Chapter I)

Reason 3: Preventive Maintenance Saves Energy

Energy costs can also be reduced by simple preventive maintenance tasks. With the recent increase in the cost of natural gas, electricity, and fuel oil, the energy savings created by preventive maintenance are more important than ever.

Examples of preventive maintenance tasks that can save energy are: inspecting roofs for wet insulation which allow thermal losses, maintain window caulk, inspecting weather-stripping on doors, and making sure that automated building comfort systems are operating properly. (Cruzan 2009: Chapter I)

Reason 4: Preventive Maintenance Improves the Experience of Your Occupants

Whether you maintain a retail space, a health care facility, a hotel, a school, an office building, or some other type of facility; you have control of small details that can either make your building occupant's experience positive or negative.

Reason 5: Preventive Maintenance Makes Your Job Easier

We know that preventive maintenance extends equipment life, saves your company money, saves energy, and improves the experience of your building's occupants. As the maintenance manager you are probably wondering "What's in this for me?"

Here is what you and your department can get out of a good preventive maintenance program:

- Fewer midnight emergency calls
- Fewer weekends and late nights at work
- Fewer angry phone calls from dissatisfied occupants
- Less stress
- More satisfaction and pride in the improved condition of your facility

(Cruzan 2009: Chapter 1)

Types of Maintenance?

There are many types of maintenance tasks performed by the facilities maintenance department. In fact, many organizations are missing out on the benefits of preventive maintenance and do very little preventive maintenance at all. (Cruzan 2009: Chapter 1)

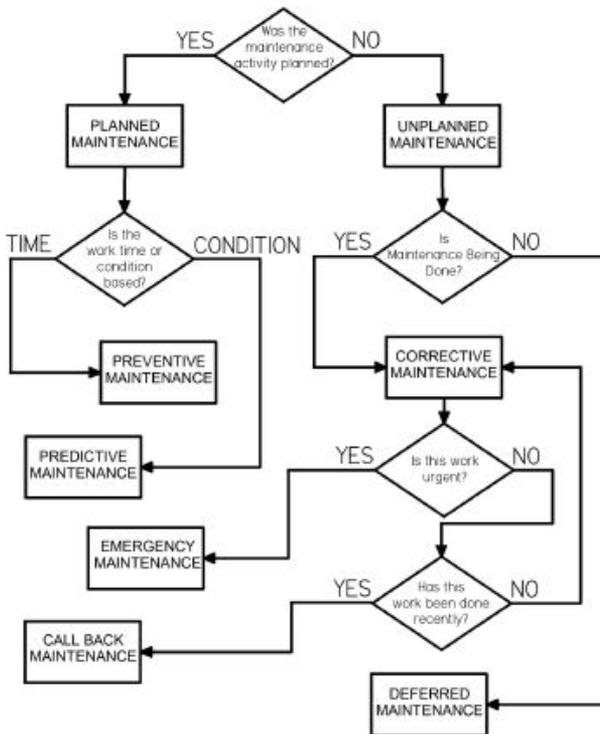
Predictive Maintenance

Predictive maintenance is used to keep buildings in good repair and fix problems before the building materials fail. The difference between preventive maintenance and predictive maintenance is that preventive maintenance is time-based while predictive maintenance is condition-based. That means that preventive maintenance tasks are scheduled according to a calendar while predictive maintenance tasks are scheduled when indicated by some sort of measurable wear factor.

(Cruzan 2009: Chapter 1)



The Types of Maintenance



Corrective Maintenance (Reactive Maintenance)

Corrective maintenance is fixing something that is already broken. This type of maintenance is probably the most common type of maintenance done in most facilities. In organizations that do not do preventive maintenance or do very little preventive maintenance, the amount of corrective maintenance can become overwhelming. (Cruzan 2009: Chapter 1)

Deferred Maintenance

Deferred maintenance is another way of saying "no maintenance". Deferred implies that we will do some maintenance in the future but not today. Maintenance is often "deferred" when there are budget crisis. (Cruzan 2009: Chapter 1)

Emergency Maintenance

Emergency maintenance is the more urgent sibling of corrective maintenance. While corrective maintenance needs to be done timely, emergency maintenance needs to be done immediately. Safety, health, and environmental compliance items usually make up a large percentage of emergency maintenance. Emergency maintenance can have the largest cost per job of any work you do. (Cruzan 2009: Chapter 1)

Call-back Maintenance

Economics of Preventive Maintenance

If you have decided that your facility needs a preventive maintenance program, you will probably need to convince someone in your organization your cause is worthy of funding. The savings of a preventive maintenance program will provide will always be bigger than the costs of implementing the program but there will still be costs. (Cruzan 2009: Chapter 2)

Businesses like to make decisions based on return on investment (ROI), but it can be difficult to calculate the ROI for the activities of the facilities maintenance department. To know the ROI of a preventive maintenance activity, we need to know two things: the initial cost or investment and the return, in our case money saved. Keep in mind that a dollar saved by preventive maintenance contributes as much to the bottom line as a dollar earned in other business activities. (Cruzan 2009: Chapter 2)

Common Preventive Maintenance Repairs

- Replace rotting wood
- Maintain exterior paint coatings
- Window re-caulking
- Maintain steel coatings
- Water shed drainage (gutters, ground drainage, etc)
- Concrete crack and control joint repair
- Maintain concrete coatings



unlimited **UC**
c o n t r a c t i n g

www.unlimitedcontracting.ca

completeservice@unlimitedcontracting.ca

778.214.7099 | Kelowna, BC

