



Part I

The Maintenance Planning Group *Road to Predictive Maintenance*

Based on:



Sponsored by the National Center for Education Statistics (NCES) of the U.S. Department of Education, the guide is a cooperative endeavor of NCES, the National Forum on Education Statistics and ASBO



Who is the Maintenance Planning Group (MPG)

School Maintenance Departments

- Sharing info
- Sharing mistakes
- Sharing best practices
- Cross-organizational
- Trying to make a difference
- Supporting school maintenance shops



Goal of MPG

- Raise the bar of maintenance departments – create Award Winning Schools
- Provide marketing methods to school maintenance departments
- Improve communication to schools of maintenance activities
- Provide methods to M&O departments to gauge effectiveness of their programs
- Provide complete programs where needed
- Reduce operating costs, including energy, efficiency, sharing of best practices



What have we created?

- An adaptive business model based on greater planning, incorporating dispatch functions, but not ignoring reactive maintenance
- Designing this model to achieve award-winning schools, based on the certification process itself being the plan
- You are going to walk away today with a plan to achieve an award-winning-worthy maintenance department

Why: what's the catalyst to present this business model?



- Short answer: money; but....
- We are in this for the long haul and want to make a difference in good and bad times; the financial times happen to be nearer the bad than good.
- To deal with reductions in workforce and reduced operating budgets adeptly, with cunning and resolve to do the right thing for our schools.
- We have yet more cuts to make, and this is how we are choosing to deal with it – head on, and with focus on the best information/practices.
- We believe the RPM model will improve our process.

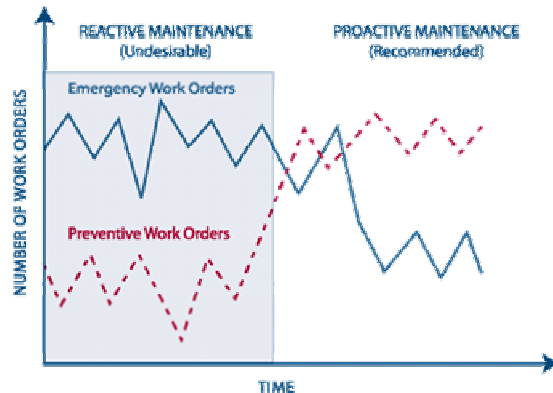
What's the answer . . .

An answer – “Predictive Maintenance” RPM is our Road to Predictive Maintenance (a planned approach)



The answer is: good preventive maintenance practices interrupt the cycles that perpetuate high energy use and short equipment life cycles.

Reported Results



We'll see how this works out over the next two years, but the worse case scenario is that we have a better communication with schools and will have this historical data to baseline better judgments in the future.

The Road to Predictive Maintenance



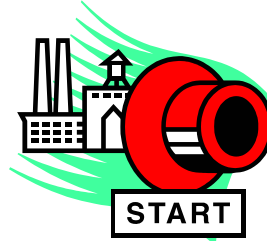
- This academy today will provide you with the actual “MPG - RPM Plan” roadmap to manage your district M&O department.
- This is a certification process to test that your facilities are indeed well-managed, or act as a to-do plan to coordinate what is needed to achieve your goals.
- We’re going to train you so that each of you will walk out of here today with a roadmap so that you could implement this model immediately.
- This provides a reporting methodology template to improve your department’s perception (Annual Report to Stakeholders). Using the MPG RPM program or not, the template is for your use to provide your stakeholders with a status of your activities.
- We’ll provide you the software tools (Part II) to accomplish this process, or, at a minimum, impart ideas and methods to advance your departmental recognition within your district.

Just give me the answers!



Contents of Handout

- Planning Guide for Maintaining School Facilities (pdf)
- Annual Report to Stakeholders (doc)
- Certification Sample from ASBO
- Next item



Before this snowballs...



Roadmap Steps



1. Use facility certification as an outline
2. Reorganize M&O staff to mimic a dispatch business model
3. Inventory everything
4. Collect various PM plans now and input into your WO Software creating PM's for all your major systems
5. Use your PM component of your software to create a planned schedule
6. Use the reporting methods we'll show you today to manage month-to-month operations

Steps



1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

Monthly Reporting Methods



The screenshot shows a web application interface for 'MPG - The Maintenance Planning Group'. It features a navigation menu with options like 'Home', 'Work Orders', 'Reports', 'Planner', 'Youbase', and 'Help'. A 'Filter Criteria' section allows users to filter by 'From' (01-04-2006) and 'To' (01-04-2007) dates, and by 'Description Keyword(s)' such as 'PM Reports', 'Report to Stakeholders', and 'Blank Inspection Forms'. A table of work orders is displayed with columns for 'Work Order #', 'Date', 'Location', 'Description', 'Hidden', 'Status', 'Trade', and 'Employee'. The table contains several rows of data, including work orders 1143 through 1186. At the bottom, there is a footer with copyright information for 'eds Business Solutions' and a 'Suggestion Box' link.

Work Order #	Date	Location	Description	Hidden	Status	Trade	Employee
1143	1/1/2007	Scotts office	Outlet faceplate is cracked, please replace.	Hidden Hills	2 - Incomplete	Electrician	Bear
1145	1/2/2007	ab 100	Leaky faucet		2 - Incomplete		
1179	1/3/2007		Look at valve		Ambuairt		
1180	1/3/2007		Look at valve		Ambuairt		
1181	1/3/2007		Look at valve		Ambuairt		
1182	1/3/2007		Look at valve		Ambuairt		
1183	1/3/2007		Look at valve		Ambuairt		
1184	1/3/2007		Look at valve		Ambuairt		
1185	1/3/2007		Look at valve		Ambuairt		
1186	1/3/2007	PM room B-203	Look at valve		2 - Incomplete		

CUSD Re-organization



- Started Spring 2006
- Re-org'd crews to report to a planner
- Conducted site equipment inventory
- Building database of equipment
- Synchronize with 5-year DM plan



**If we do this right, we'll have
Award-winning facilities.**



ASBO - Facilities Masters Award Criteria/Elements...



- ✓ Facilities Maintenance Planning
- ✓ Facility Audit
- ✓ Environmental Safety
- ✓ Maintenance and Managing
- ✓ Evaluating Facilities Maintenance Efforts
- ✓ Exemplary Practices

Review Process



- Evaluation team selected by ASBO
- Review applications with checklist and criteria
- Two independent reviewers per application
- Formal written evaluation
- Appeals-process excellence

How to apply?

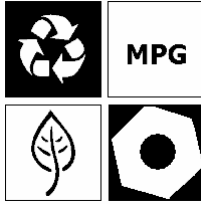


- www.asbointl.org
- Review Planning Guide
- Checklist
- Get application from ASBO
- Talk to Roger Young or a successful district who has won the award



CASH - MPG Award Criteria/Elements

- ✓ Facilities Master Plan - Maintenance Planning
- ✓ Environmental Health & Safety
- ✓ Organizational Soundness
- ✓ Exemplary Practices
- ✓ Facility Audit



End Part I

The Maintenance Planning Group
Road to Predictive Maintenance

Part II - M&O Academy
Resumes at 10:45-12:15 pm

