Case study: Preventative maintenance documentation

Client:	Dairy Manufacturer
Project:	PM Documentation and Training

Background

- Daily plant had experienced OEE declines across all lines from 2022 to 2024
- The site had quite a bit of maintenance subject matter expertise, but most of this knowledge was not documented in their CMMS system
  - Equipment rebuilds and PMs had not improved performance
  - Lack of centerlines, pictures, and details in the PMs
- Maintenance techs struggled to perform PMs properly and completely, even with training
- PMs were not scheduled based on realistic time available with production

Activities

- Utilized the OEM manuals to capture all recommended OEM PMs
- Met with Subject Matter Experts (SMEs) for all equipment to document proper PM procedures
  - Included detailed instructions, centerline measurements, and pictures in the PMs
- Added PMs that were missing from the system and updated the frequencies to reduce unplanned downtime but also reduce parts usage and cost
- Fixed the time required to complete PMs to improve PM scheduling
- Uploaded all PM details into the CMMS system

Results & Benefits

- ✓ OEE Performance improved from an average of 47% across all lines in 2024 to an average of 59% in 2025 at the end of the project
- ✓ Improved PM completion from ~60% to over 90%
- ✓ Increased PM details in CMMS by over 300% (3x the number of instructions)
- ✓ Received detailed spare parts lists for all equipment to improve spare parts overhead cost and ensured critical spare parts were stocked
- ✓ Helped the team develop a maintenance and operations scheduling meeting