



Facilities Management – Services Planning at its Best

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Facilities Management – Best Practices

Preventative Maintenance vs Repairs

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Agenda

- Preventative Maintenance vs Repair
- Discuss Ryder Business case for Roofs
- Questions and Answers

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Preventative Maintenance

The Care and Servicing by Personnel for the purposes of Maintaining equipment and facilities in satisfactory operating conditions by providing for systematic inspection, detection and correction of failures either before they occur or before they develop into major defects.

Preventative Maintenance is conducted to keep equipment working and/or extend the life of the equipment versus repair which is considered corrective maintenance to get the equipment working again.

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Ryder Roof – Business Case

- Challenge

Prepare a business case that:

1. Identifies the types of Roof Maintenance recommended as industry best practices.
2. Compares Ryder's roof program to best practices.
3. Recommends an improvement to Ryder's program based on findings.

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Industry Study revealed:

- Two approaches to roof maintenance: Random Maintenance and Proactive Maintenance
- Random Maintenance or “no maintenance” is considered Reactive Maintenance
- Proactive Maintenance has two kinds: 1) Moderate Maintenance and 2) Proactive Maintenance

Best Practice

Implement a Proactive Maintenance approach. Implemented correctly it will also help to forecast and plan capital investments for the roof.

A Proactive Maintenance program is a comprehensive roof program. A formalized roof asset management program is considered to be Industry Best Practice. On average, a formalized roof asset management and maintenance program costs \$1,000/year.

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Life Cycle Cost Results of Program Implementation

	Current State	Best Practice
Original Roof Investment	\$100,000	\$100,000
Annual Repairs	\$2,500	\$2,500
PM Program	\$0	\$1,000
Annual Depreciation	\$10,000	\$5,000
Total Annual Cost	\$12,500	\$8,500

Assumptions are based on Current State of Reactive roof repairs. According to the study, at year 10, if only reactive maintenance has been done, the roof will need to be replaced. This leads to other hidden costs of water damage, ceiling tile replacement in addition to the annual costs for the roof repairs.

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Q&A