

Contact	ABC District	California	Planned Maintenance Implementation
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The Planned Maintenance Discussion:

Web input on planned maintenance.

Square Feet 1,168,000 Remote PM implementation Onsite digital picture tour

Buildings 12 Initial Web Meeting

of Schedules 185 Start of project (Google FORMS)

Students 8,000 Schema Choice (Google FORMS)

Completion Goal 7/1/25 PM Task Wording (Google FORMS)

PM Implementation Interview: web meetings, Google FORMS

Step #1 Inventory of equipment (Google FORMS)

EQUIP. LIST Macro to Micro, FORMS response

BAS, filter lists, old equip lists

Equipment edit web meetings

Step #2

IMPORT

Step #3

DESIGN

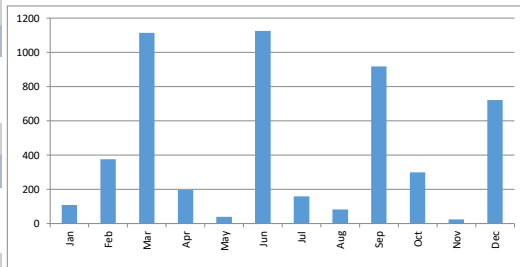
Step #4

SCHEDULE

Step #5

ADJUST

PM Design Hours per Month



Series of web meetings

Develop the PM Calendar

Frequency of PMs (Google FORMS)

Time estimates

PM Assignment

Group verses One

PM task wording refinement

How much money does preventative maintenance save?

Preventive maintenance advantages are tangible; it can reduce costs by **12-18%** and generate a remarkable 400% return on investment. Setting aside maintenance resources before issues arise has short-term costs, but the long-term benefits are real.

Why is preventive maintenance so important?

Preventive maintenance is important because **it lays the foundation for successful facility management**. Preventive maintenance keeps equipment and assets running efficiently, maintains a high safety level for your employees, and helps you avoid large and costly repairs down the road.

Disadvantages of Preventive Maintenance

- Upfront costs of preventive maintenance—keeping equipment regularly maintained requires a bit of an investment.
- More labor-intensive, so you'll need enough staff on hand.
- Potential for over-maintenance.

Facility management proactive versus reactive:

Other uses for Planned Maintenance:

Vehicle maintenance	Inspections
Grounds equipment	Structural & roof maintenance
Custodial equipment	Painting program
Project cleaning work orders	Grounds process tracking

Approximate project quotes:

	Hours	Days Onsite
Remote Implementation:	\$23,646	203
Onsite Interviews:	\$29,336	252
Onsite full inventory:	\$47,075	405
Sites review:	\$3,066	26

*PM monthly administration support: \$905.67 7.8 hrs/month

*remote support starting after 6 months

Benchmark Estimates:

Backup at SP16

1 US versus CA	US
2 Students	8,000
3 Square Footage	1,168,000
4 # of Sites	12
5 \$ per Student	\$18,000
6 Annual Budget	\$144,000,000
7 O&M Budget	\$12,888,000
8 % O&M(Adjust)	0.0895
9 Maint. Budget	\$6,186,240
10 Utility Budget	\$2,845,670
11 Ave. Wage	\$22.00
12 Benefit %	38%
13 Loaded Hrly Wage	\$30.36
14 Loaded Ann Wage	\$63,149
15 SF/Mait.FTE	66,238
16 Maint. FTE	17.6
17 Supv./Mgers/Support	2.5
18 PM Level 1 2 3	Level 1
19* PM FTE	3.1
20* Schedules	185
21* Equipment #	2,701

*PM fte, Schedules & Equip. counts are PM calendar based estimates.

Step 4. PM Scheduling

SMA is responsible to schedule your planned maintenance into your CMMS.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
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