Plant Maintenance, Page 2

We talked about What is maintained and put it in four major groups. But by now, you have all figured out that there are some sub-groupings. Look at Buildings; let's show some of the components of building maintenance (click on the hyperlinks for pictures):

- Building
  - Envelope
    - Walls Building Cleaning
    - Roof Roof 1 Roof 2
    - Windows
    - Doors
  - Foundation
  - Structural
  - Interior
    - Painting Painting Interior
    - Flooring
    - Hardware

Will all of these be handled by the company's own forces? Maybe, maybe not, depending on the size and qualifications of the staff. More than likely, a Facility Manager in some capacity will be responsible for making sure that the work gets done, whether "in-house" or "out-house", that its, contracted services. We'll talk about those in a later session, but in the meantime, be thinking about some of the pros and cons of doing the work each way.

Let's say that you're working for a cereal company at one of their plants. First of all, you will get so sick of smelling Fruit Loops and rice cooking that you probably won't eat cereal for a year. But beyond that, if you are in charge of the production equipment in building 53, why should you be concerned about building maintenance? What effect does that have on your production? More "food" for thought.

[I Instructor's sidebar: you'll probably get sick of seeing bolded words, "quotes" and (parentheses), but these are used to point out something important, interesting or different. I also tend to overuse and mis-place commas, but, you'll, "get", (used), to it. Now back to the lesson, which is already in progress.]

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