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Maintenance Techniques: Preventive, Predictive, and Cost-Effective Operations Management

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Dubai (UAE)



Maintenance Techniques: Preventive, Predictive, and Cost-Effective Operations Management

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Course Introduction

Effective maintenance is essential for keeping equipment reliable, reducing operational interruptions, protecting asset value, and controlling lifecycle costs. In asset-intensive organizations, maintenance decisions directly influence production capacity, service continuity, safety, energy efficiency, quality, and customer satisfaction. When maintenance is poorly planned or overly reactive, organizations often experience repeated failures, emergency repairs, excessive spare-parts consumption, rising labour costs, and avoidable downtime.

Modern maintenance management requires more than repairing equipment after it fails. Organizations need a balanced approach that combines preventive maintenance, predictive maintenance, condition monitoring, failure analysis, work planning, cost control, and operational coordination. The objective is not simply to increase maintenance activity, but to perform the right work, on the right asset, at the right time, using the appropriate resources and level of intervention.

Preventive maintenance uses scheduled inspections, servicing, lubrication, adjustment, and component replacement to reduce the likelihood of failure. Predictive maintenance goes further by using equipment-condition data to identify deterioration before functional failure occurs. Techniques such as vibration analysis, thermal inspection, lubricant analysis, ultrasonic testing, and performance trending allow maintenance teams to make more informed decisions and avoid unnecessary intervention.

A major challenge is selecting the most suitable maintenance strategy for each asset. Applying too much preventive maintenance can increase labour and material costs without improving reliability, while insufficient maintenance may expose the organization to serious operational and safety risks. Effective decision-making therefore requires an understanding of asset criticality, failure behaviour, operating conditions, maintenance history, resource availability, and the financial consequences of downtime.

This course provides a practical and structured understanding of preventive, predictive, and cost-effective maintenance techniques. Participants learn how to assess equipment criticality, develop maintenance plans, define inspection intervals, select condition-monitoring methods, analyse failures, optimize maintenance tasks, and improve coordination between maintenance and operations.

The program also focuses on cost-effective operations management. Participants explore how maintenance budgets, labour productivity, spare-parts usage, contractor costs, backlog, overtime, and equipment performance can be measured and controlled. They learn how to evaluate total maintenance cost rather than focusing only on direct repair expenditure, recognizing that poor maintenance may create much larger losses through downtime, waste, reduced quality, and shortened asset life.



Maintenance performance measurement is integrated throughout the course. Participants work with indicators such as asset availability, maintenance compliance, planned work percentage, mean time between failures, mean time to repair, emergency work, backlog, maintenance cost, and overall equipment effectiveness. These indicators support better planning, stronger accountability, and continuous improvement.

The course is suitable for maintenance managers, engineers, supervisors, planners, reliability professionals, technicians, operations managers, production personnel, asset managers, and employees involved in facilities, manufacturing, utilities, energy, oil and gas, transportation, infrastructure, mining, healthcare, and government operations. It provides practical tools for improving equipment reliability while controlling maintenance and operational costs.

Course Objectives

By the end of this course, participants will be able to:

- Explain the principles of preventive and predictive maintenance.
- Distinguish between reactive, preventive, predictive, and proactive maintenance.
- Assess asset criticality and maintenance priorities.
- Develop structured preventive maintenance programs.
- Select suitable inspection and servicing intervals.
- Apply condition-monitoring techniques to equipment.
- Interpret maintenance and operating-condition data.
- Identify early signs of equipment deterioration.
- Analyse failures and determine underlying causes.
- Optimize maintenance tasks according to risk and performance.
- Improve work planning, scheduling, and resource utilization.
- Reduce unnecessary maintenance activity and avoidable downtime.
- Control labour, material, spare-parts, and contractor costs.
- Use maintenance performance indicators effectively.
- Coordinate maintenance activities with operational requirements.
- Develop a practical roadmap for maintenance improvement.



Course Modules

Day 1: Maintenance Strategy and Asset Reliability Fundamentals

- Role of maintenance in operational performance.
- Reactive and breakdown maintenance.
- Preventive maintenance principles.
- Predictive maintenance principles.
- Proactive and reliability-focused maintenance.
- Asset lifecycle and maintenance requirements.
- Failure patterns and equipment behaviour.
- Asset criticality assessment.
- Risk-based maintenance prioritization.
- Maintenance policy development.
- Maintenance roles and responsibilities.
- Maintenance and operations coordination.

Day 2: Preventive Maintenance Planning and Optimization

- Preventive maintenance program structure.
- Inspection, servicing, and lubrication tasks.
- Time-based and usage-based maintenance.
- Equipment maintenance recommendations.
- Maintenance task definition.
- Maintenance interval selection.
- Job plans and work instructions.
- Labour, tools, and material requirements.
- Shutdown and access considerations.
- Preventive maintenance compliance.
- Review of ineffective maintenance tasks.
- Preventive maintenance optimization.

Day 3: Predictive Maintenance and Condition Monitoring

- Condition-based maintenance concepts.
- Selection of monitoring techniques.
- Vibration analysis fundamentals.
- Infrared thermal inspection.
- Lubricant and oil analysis.
- Ultrasonic testing applications.
- Electrical condition monitoring.
- Motor current and performance analysis.
- Process parameter trending.
- Alarm and condition limits.
- Data interpretation and diagnosis.
- Predictive maintenance reporting.



Day 4: Failure Analysis and Cost-Effective Maintenance

- Failure identification and classification.
- Repeated and chronic failures.
- Root-cause analysis principles.
- Five-why analysis.
- Cause-and-effect analysis.
- Failure-mode analysis.
- Repair-versus-replace decisions.
- Maintenance cost categories.
- Direct and indirect maintenance costs.
- Cost of equipment downtime.
- Spare-parts and inventory cost control.
- Lifecycle cost considerations.

Day 5: Work Management, Measurement, and Improvement

- Work-request and work-order control.
- Maintenance planning and scheduling.
- Weekly and daily work coordination.
- Maintenance backlog management.
- Labour productivity measurement.
- Planned and emergency work balance.
- Mean time between failures.
- Mean time to repair.
- Asset availability and reliability.
- Overall equipment effectiveness.
- Practical maintenance strategy case study.
- Maintenance improvement roadmap.

Why Should You Attend This Course?

- Improve equipment reliability and operational continuity.
- Reduce avoidable breakdowns and emergency repairs.
- Develop more effective preventive maintenance programs.
- Apply predictive techniques to identify failures early.
- Select maintenance actions according to asset risk.
- Reduce unnecessary inspections and component replacement.
- Improve maintenance planning and resource utilization.
- Control labour, spare-parts, and contractor costs.
- Strengthen coordination between operations and maintenance.
- Use performance data to support better decisions.
- Improve asset availability and maintenance productivity.
- Build a practical plan for cost-effective maintenance improvement.



Course Conclusion

Preventive and predictive maintenance techniques enable organizations to move from reactive repair toward planned and evidence-based asset care. By selecting the right strategy for each asset, maintenance teams can reduce failures, improve reliability, and support safer and more efficient operations.

This course equips participants with practical methods for developing preventive maintenance plans, applying condition-monitoring techniques, analysing failures, controlling costs, and measuring maintenance performance. It also strengthens their ability to determine when maintenance is necessary and when intervention may create unnecessary expense.

Participants can apply the course outcomes by reviewing existing maintenance programs, identifying critical assets, improving task intervals, introducing suitable predictive techniques, and strengthening planning and scheduling practices. They will also be able to connect technical maintenance decisions with operational and financial consequences.

Over the long term, a balanced and cost-effective maintenance system helps organizations extend asset life, reduce downtime, improve resource use, and strengthen operational resilience. It creates a structured foundation for continuous improvement while ensuring that maintenance investment delivers measurable value.

