



Maschmeyer Concrete Company

Roles and Responsibilities Plant Maintenance

Philosophy:

The Plant Maintenance Department ensures that:

- Ready mix plants are mechanically maintained to the highest safety standard, and
- Ready mix plants maintain consistent production speed and experience minimal unpredicted breakdowns by following a structured Preventive Maintenance Program.

The Plant Mechanic spends as much time as possible repairing plants and communicating with Plant Managers about proper equipment operating practices and procedures.

Safety:

Monthly Safety Meetings. All members of the Plant Maintenance Department participate in the monthly safety meetings. These meetings provide opportunities to obtain important feedback from Delivery Professionals and Plant Managers, and offer opportunities to engage in training and reinforcement of basic operating practices required to properly maintain equipment.

Prompt Response to Daily Plant Issues. Under the direction of the Operations Manager, the Plant Maintenance Department responds on a daily basis to Plant Managers' concerns and feedback about their respective plants.

Proper Completion of Maintenance Tasks. The Plant Maintenance Department does not take short cuts. Plant breakdowns are repaired thoroughly, based on an accurate diagnosis of the cause of the mechanical failure.

Availability:

Plant Breakdowns. The number of plant breakdowns per load is a critical Key Performance Indicator, with a target based on plant age and condition. In conjunction with the Vice President, the Operations Manager and the Customer Service Manager, the Plant Mechanic participates in setting the KPI targets for plant breakdowns. With the leadership of the Operations Manager, the Plant Maintenance Department is a critical part of the customer service team, ensuring that the plants are able to consistently produce concrete every day.

Preventive Maintenance Program. The Plant Maintenance Department follows a structured Preventive Maintenance Program that minimizes unexpected repairs. Suggested guidelines for the PM program are found in the Preventive Maintenance Business Process.

Identification of Plant Manager Operating Errors. The Plant Maintenance Department is often able to identify equipment operator errors and other issues of concern. Rather than ignoring these issues, each operator error should be communicated to operations leadership for Plant Manager training. Plant Mechanics should communicate through the Operations Manager concerning these issues when one-on-one discussion does not yield the desired results.

Plant Repairs:

Root Cause Failure Analysis. Plant Mechanics strive to identify the root cause of all reported problems. When reactive maintenance incidents occur, the Plant Mechanic works with the Plant Maintenance Manager, the Plant Manager, and if necessary, the Director of Operations to identify ways to prevent the problem in the future.

Learning Environment. If the Plant Mechanic is uncertain about how or why a repair is to be performed, the question is brought to the attention of the Plant Maintenance Manager immediately. The Plant Maintenance Manager shall assume the lead role in coaching the Plant Mechanics.