



MAINTENANCE ENGINEERING

C³ IMPLEMENTATION

Step 1-8 Process

Menette are regularly requested to assist health care facilities address process and service delivery shortcomings for maintenance engineering services.

The method we use is an eight-step process designed to determine the problems, implement improved systems, establish properly contracted services and institute the hand over to the health care facility of an efficiently operating maintenance engineering service department.

Steps 1-7 have been designed to systematically implement the most effective maintenance engineering solution specifically tailored to your health care facility.

The eighth step in the process is a regular review of progress to ensure the agreed changes are continuing to be delivered. The timing and frequency of these reviews is at the discretion of the health care facility's management, through the selection of either a gold, silver or bronze periodic review package.

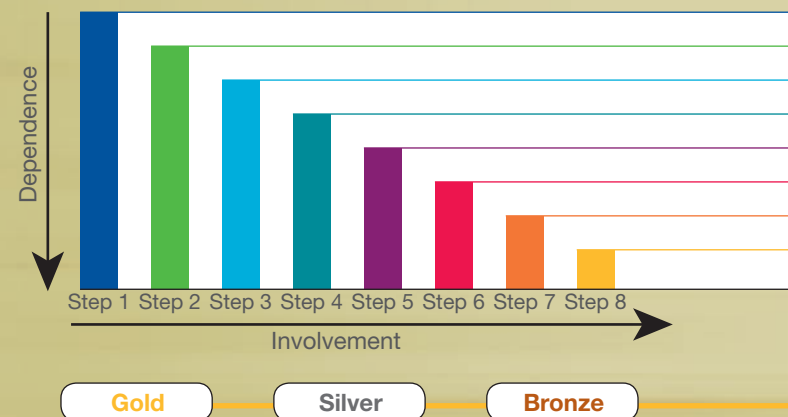
The methodology used in the eight-step process has been derived from our many years of experience within the health care industry and extensive data accumulated over those years.

Step 8 – Periodic Review

Why Gold, Silver or Bronze?

Selecting the correct level of support for your facility will be influenced by site staff knowledge of Australian Standards and other legislative requirements, competency and skill level of your on site maintenance engineering staff and the complexity of your hospital.

C3 Implementation Strategy



TAKING CARE OF HEALTH CARE FACILITIES MANAGEMENT



STEP 1- 8 PROCESS

Step 1 – Site Review

The site review involves the assessment (benchmarking) of your facility's building fabric, equipment and services. This will provide both Menette and yourselves with a clear indication of the overall costs, life cycles and condition of your facility, assisting in the provision of a customised maintenance engineering program and service delivery for your hospital.

Step 2 – Cost Analysis

On completion of step 1 we will analyse the cost data that was captured during the site review. This data can be analysed and benchmarked against hospitals of similar size, age, clinical mix, etc. From the cost review we will provide recommendations and action plans to rectify the problems or sign off that your facility is performing to compliance and budget forecasts.

Step 3 – Engineering Model Selection

Based on our site review, we will present you with a proposed strategic plan. The plan will include budget costs, site staffing structure, recommended service delivery methodology, outsourced contracts, policies, systems and procedures.

Step 4 – System Implementation and Education

Prior to the implementation of a Computerised Maintenance Management System (CMMS), a comprehensive asset database will need to be collated. Assets are an integral part of any CMMS, since the majority of functions relate back to an individual asset.

In addition we offer a comprehensive technical training course that has been specifically designed for hospital maintenance engineering personnel. The course will enable staff to understand the hospital's maintenance engineering requirements and provide the relevant management and technical skills.

Step 5 – Policies and Procedures Implementation

As part of step 5 we will provide you with 23 volume folders, incorporating policy and procedure information, tailored to suit your hospital's maintenance engineering service delivery model. The volume folders are specifically designed for the collation and safe keeping of service histories and other hard copy records to enable compliance validation of your hospital to current Australian Standards and other legislative requirements.

Step 6 – Contract Management

Coupled with your CMMS, we offer tendering and collation of Scheduled Risk Maintenance (PM) contracts and specifications for over 25 specialist trade contract types.

Step 7 – Transition and Handover

The transition period involves managing the maintenance engineering services from the current state to the new. During this step the strategies, processes and procedures derived from steps 1, 2, 3, 4, 5 and 6 will be implemented and handed over to hospital management.

Step 8 – Periodic Review

Areas covered in the periodic review include:

- Cost Management
- Capital Infrastructure Planning
- Department of Health Reviews
- Compliance Auditing
- Planned Maintenance Compliance
- Unique Plant Assessment
- Cost Benchmarking
- Benchmark Reports
- Risk Management
- Engineering Administration
- ACHS 12 monthly Review
- OH&S Compliance
- Contract Management
- Performance Reporting
- Risk Identification
- Essential Services
- Building Fabric Assessment
- HACCP Compliance

Gold	
Review Reports (per annum)	3
Benchmark Graphs	15
Site Review (per annum)	120 Hours
Technical Support (per annum)	40 Hours

Silver	
Review Reports (per annum)	2
Benchmark Graphs	10
Site Review (per annum)	80 Hours
Technical Support (per annum)	24 Hours

Bronze	
Review Reports (per annum)	1
Benchmark Graphs	5
Site Review (per annum)	40 Hours
Technical Support (per annum)	12 Hours



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