

Facilitator — April/May 2013



Change La

Time i\$ Money

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Now is the time to start a cost-efficient facility maintenance schedule

Facility maintenance is a constant and necessary presence in the food-service business to properly maintain quality standards and heat fixed, grease lines cleared, water supply lines inspected and floor damage repaired as quickly as possible.

However, trying to manage maintenance issues internally can put extra strain on key staff, who may lack the expertise to handle both repairs.

If this is your situation, chances are you have a couple of local maintenance service companies on speed dial. Outsourcing your maintenance concept, but doing it cost efficiently and getting what you expect out of a maintenance provider might be.

Building Stronger Relationships

The key to working with outside maintenance companies and keeping costs low is building a strong relationship with a provider who will provide

For many restaurants, your plumber, your electrician and your HVAC technician all hail from different companies. Because of budget constraints restaurant managers to find the cheapest company in the area and simply call them when they need help, rather than implement an ongoing

This can lead to higher one-time service fees for simple projects and oversight of other existing or future maintenance needs, which can be if not addressed early.

Remember, not all maintenance companies are equal. It's important to find a provider who will respond quickly to all of your maintenance alerting you of ways to make improvements to your maintenance program. As the experts, they should educate you about ways to limit and save money.

Establish a Maintenance Schedule

Once you have an outside provider, you should work with them to develop a maintenance plan that lists all of the preventative maintenance inspections and services you will typically need annually. This plan will help you identify and stay within a specific budget, circumvent any sure your restaurant is operating properly. Each year, you should conduct a complete walk-through with your provider to develop this plan costs for that year.

Good maintenance companies have transparent pricing for their services. You can request a list of services and pricing and negotiate. This will reduce unexpected charges and make it easier to preserve your maintenance budget. Another bonus is that your provider can from other vendors you may need for additional specialized repair work.

Keeping a repair manual or record that lists all of your facility's materials, fixtures and finishes can also save on costs. This will help the the process of procuring and replacing items. Instead of several service trips and hours researching products, one call and one trip should

Whether you have an existing facility maintenance contract, are about to renew or are shopping for a new service provider, you should previous year and determine if they met your expectations. If they didn't, it's time to look for a new provider.

Get the Most Out of Every Service Visit

Maintenance work can be very disruptive to your overall operations, your employees and your consumers, so you should always try frequency of your maintenance visits.

As you go about your day-to-day activities, it's important to log any maintenance issues you notice. This can help you keep track of projects the next time your provider is on site, which will make the visit as efficient as possible. It's also a good idea to conduct a walk-through preventative maintenance projects that need attention during the next few months before making the call. This way you can alert your provider the visit and help reduce the number of trips and charges incurred for equipment and materials.

When you schedule the visit, talk with the provider and identify what your goal for the visit will be. This way they can provide you completion timeframe that you can plan around. You can also note things that are working in good order, so that you can direct your maintenance on more important areas, which will save you money.