TABLE OF CONTENTS

	<u>Page</u>
ACKNOWLEDGEMENTS	i
ABSTRACT	ii
TABLE OF CONTENTS	iv
LIST OF TABLES	xiii
LIST OF FIGURES	xvii
LIST OF ABBREVIATIONS	xxi
CHAPTER 1: RATIONALE AND STRUCTURE OF THE THESIS	
1.1 Introduction	1
1.2 Research Problem	2
1.3 Purpose of the research study	6
1.4 Literature Survey	8
1.4.1 Maintenance and Reliability	8
1.4.2 Performance Measurement in Maintenance Management	10
1.4.3 Breakdowns and Cost Impacts to Construction Machinery	10
1.4.4 Need of Modeling the Breakdown Maintenance Management	11
1.4.5 Research Gap	12
1.5 Objectives of the Thesis	13
1.6 Methodology of Research	14
1.7 Scope of the Research Thesis	15

1.8 Limitations of the Research Thesis	16
1.9 Assumptions	16
1.10 Structure of the Thesis	17
CHAPTER 2: OVERVIEW OF CONSTRUCTION INDUSTRY	
2.1 Introduction	19
2.1.1 Residential Construction	19
2.1.2 Heavy/Civil Construction	19
2.1.3 Industrial Construction	20
2.2 Construction through Time	20
2.3 Economic History of the Construction Industry	21
2.4 Global Construction	22
2.5 Challenges in Construction:	23
2.5.1 Methods of Construction Project Control	23
2.6 Construction in the United Arab Emirates	24
2.7 Construction Companies in the UAE	27
CHAPTER 3: MAINTENANCE OF PLANT AND MACHINERY	
3.1Introduction	29
3.2 Importance of Machineries in Industries	29
3.3 Importance of Maintenance to Machineries	29
3.4 The Historical Role of Maintenance	31
3.5 Objectives of Maintenance	33
3.6 Types of Maintenance	34
3.6.1 Planned maintenance	34

3.6.1.1 Routine maintenance	35
3.6.1.2 Periodical/scheduled maintenance	36
3.6.1.3 Preventive maintenance	37
3.6.1.4 Predictive maintenance	39
3.6.1.5 Condition-based maintenance	39
3.6.1.6 Design-out maintenance	40
3.6.1.7 Total productive maintenance	41
3.6.1.7.1 Objectives of TPM	41
3.6.2 Reactive Maintenance	42
3.6.2.1 Breakdown/corrective maintenance	43
3.7 Opportunity Based Maintenance	45
3.8 World-Class Maintenance Systems	45
3.9 Newer Techniques in Maintenance	46
3.10 Maintenance Records	47
CHAPTER 4: MAINTENANCE MANAGEMENT OF CONSTRUCTION MACHINERY	
4.1 Introduction	49
4.2 Human Work / Errors / Monetary Losses in Construction	49
4.3 Importance of Plant and Machinery in Construction Industry	51
4.4 General Classification of Construction Plant and Machinery	52
4.5 Importance of Maintenance Management to Construction Machinery	54
4.6 Application of Various Maintenance Systems for Construction Machinery	
In the UAE	55
4.7 Preventive Maintenance of Construction Machinery	57
4.8 Construction Machinery Breakdowns	5.8

4.9 Effect of Construction Machinery Breakdowns	62
4.10 Quality Attributes of Breakdowns	63
4.11 Newer Developments and Focus Approaches in Breakdown Maintenance Management	64
4.12 Machinery Breakdown Maintenance Management – A Conventional Flow Process	66
CHAPTER 5: ECONOMICS OF BREAKDOWNS AND RELIABILITY STUCONSTRUCTION MACHINERY	JDIES IN
5.1 Introduction	69
5.2 Records and Data Collection	71
5.2.1 Target Organization	72
5.2.1.1 ETA Ascon Star group in the United Arab Emirates	72
5.2.1.2 ASCON division	73
5.2.1.3 Ascon as a representative of the construction companies:	74
5.2.1.4 Machinery management in Ascon	75
5.2.1.5 Data source and compilation	76
5.2.1.6 Preventive maintenance at Ascon	77
5.2.1.6.1 Preventive maintenance lags	78
5.3 Breakdown Records and Data Analysis	80
5.3.1 Failure Costs - Cumulative Consequential Impact Analysis	81
5.3.1.1 Generators	83
5.3.1.2 Mobile cranes / tower cranes	83
5.3.1.3 Wheel loaders	84
5.3.1.4 Back hoe loaders	84
5.3.1.5 Dumpers	85
5.3.1.6 Skid steer loaders	85

5.3.1.7 Compressors	86
5.3.1.8 Forklifts	86
5.3.1.9 Roller compactors	86
5.3.2 Machinery Failures / Breakdowns Control and Importance	87
5.3.2.1 Total losses to the project	87
5.3.2.2 Total losses to the machinery department	89
5.3.3 Critical Construction Machinery Analysis	95
5.3.4 Breakdown Impact Effect of Selected Machinery	97
5.4 Reliability Studies for Construction Machinery	100
5.4.1 Reliability Predictions	100
5.4.1.1 Role of reliability prediction	101
5.4.2 Failure Rate	102
5.4.3 Mean Time Between Failures	104
5.4.4 Mean Time to Repair (MTTR)	104
5.4.5 Availability	104
5.4.6 Reliability	105
5.4.7 Reliability Predictions for Dumper	105
5.4.8 Reliability Predictions for Wheel Loader	111
CHAPTER 6: DEVELOPMENT OF BREAKDOWN CODES AND BREAKI MAINTENANCE PROTOCOLS	OWN
6.1 Introduction	116
6.2 Breakdown Main and Sub Codes Identification (BMC and BSC) through Cause	
Effect Analysis Diagrams	118
6.3 Pareto Analysis on Breakdown Codes of Construction Machinery	131
6.3.1 Introduction.	131

6.3.2 Construction of Pareto Chart	131
6.3.3 Pareto Chart in Identifying the Criticality Analysis of Breakdown Main Codes	132
6.4 Failure Mode Effect Analysis (FMEA) for Critical Breakdown Sub Codes	144
6.4.1 Importance of FMEA	149
6.5 Fault Tree Analysis for Arriving Breakdown Symptom and Reason Codes	151
6.6 Codes Listing and Summary	155
6.7 Evolving the Breakdown Maintenance Protocol (BMP)	165
6.7.1 Introduction	165
6.7.2 Concept of Protocol	165
6.7.2.1 Medical/patient protocol	166
6.7.2.2 Functioning of medical protocols	166
6.7.3 Construction Machinery - Breakdown Maintenance Protocol (BMP)	168
6.7.4 Functioning of BMP	168
6.7.5 Structure of the BMP Ruler	169
6.7.5.1 Input parameters	169
6.7.5.2 Table of breakdown codes and relation chart	171
6.7.5.3 First ring of Breakdown Main Code (BMC)	179
6.7.5.4 Second ring – Breakdown Sub Code (BSC)	181
6.7.5.5 Third ring – Breakdown Symptom Code (BsyC)	183
6.7.5.6 Fourth ring – Breakdown Reason Code (BRC)	185
6.7.5.7 Main ring (Back side)	187
6.7.5.8 Assembled main ring front side of BMP ruler	188
6.8 Development of BMP Ruler Resource Sheet	189
6.9 Application of BMP Ruler	194

CHAPTER 7: BREAKDOWN MAINTENANCE MANAGEMENT (BMM) AS A MODEL AND ITS PRACTICAL APPLICATION TO CONSTRUCTION MACHINERY BREAKDOWNS

7.1 Introduction	197
7.2 Input, Process and Output Analysis of the Breakdown Maintenance	198
Management (BMM) Model	
7.2.1 Failure Analyzer Model	199
7.2.1.1 Input	199
7.2.1.2 Process	199
7.2.1.3 Output	199
7.2.2 BMP Identifier Model	200
7.2.2.1 Input	200
7.2.2.2 Process	200
7.2.2.3 Output	201
7.2.3 BMM Model	202
7.2.3.1 Input	202
7.2.3.2 Process	202
7.2.3.3 Output	202
7.3 Breakdown Maintenance Management (BMM) Model – The Approach	202
7.4 Practical Application and Study – BMM Model to a Machinery Failure	204
7.5 Using the Breakdown Maintenance Management (BMM) Model as a Standard	207
7.6 Impact of BMM Model on the Conventional Breakdown Process	209
7.7 Results and Analysis of BMM Model Application	211
7.8 Breakdown Maintenance Strategy of Construction Industry in the UAE Based on BMM and BMP Studies	224