



FACILITYDUDE[®]
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Proactive Facilities Management

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- Over 25 years experience with facilities management
- Professional Engineer
- Served as chief facilities officer for
 - 2 Universities
 - 2 Hospitals
 - 1 K-12 School System
 - 1 County Government
 - 1 Non-Profit Financial Institution



Proactive Facilities Management

What is Facilities
Management?



Proactive Facilities Management

“The practice of coordinating the physical workplace with the people and work of the organization; integrates the principles of business administration, architecture, and the behavioral and engineering sciences”



Proactive Facilities Management

Basic Facilities Management

- Maintenance
- Operations
- Safety
- Security



Proactive Facilities Management

- Maintenance – the work/act of keeping facilities in proper condition
- Operations – Daily activities required to achieve desired outcome
- Safety – Monitor and minimize injury and/or risk
- Security – Protection of property and personnel



Proactive Facilities Management

Proactive Facilities Management

Process of implementing a program that addresses facilities address prior to failures by focusing on preventive and predictive maintenance



Proactive Facilities Management

Keys to Proactive Facilities Management

- Inventory
- Facilities Condition Assessment
- Proactive Maintenance Plans



Proactive Facilities Management

Inventory is always the first step

- Existing systems, components & fixtures
- Establishing building & equipment conditions
- Photographic documentation
- Verify drawings/documents



Proactive Facilities Management

Facility Condition Assessment – Summary of inventory observations and deficiencies

- Critical, short term (1-3 years)
- Long-term repairs and costs
- Cost estimates
- Sustainability
- Deficient items identified on documents
- Repair/Renovation projects
- Real Estate transactions



Proactive Facilities Management

Proactive Maintenance Plans – Allocate resources for long-term maintenance

- Capital Projects
- Maintenance & Service Contracts
 - Preventive maintenance
 - Services (janitorial, trash, pest, elevators, etc.)
- Computerized Maintenance Management System



Proactive Facilities Management

Questions???

