

Facility Assessments

Plant – People – Process – Performance – Potential



Garry Brinton and Martin McElroy

*Facility Planners + Architects
MartinCompany Management Consultants, Inc.*

Building Condition Assessment

“What’s broken and \$ to fix?”

Do Bricks Tell the Whole Story?

Vs.

Facility Value Management Profile

“How do we maximize our investments?”

Optimize Plant, People, Process, Performance, and Potential!



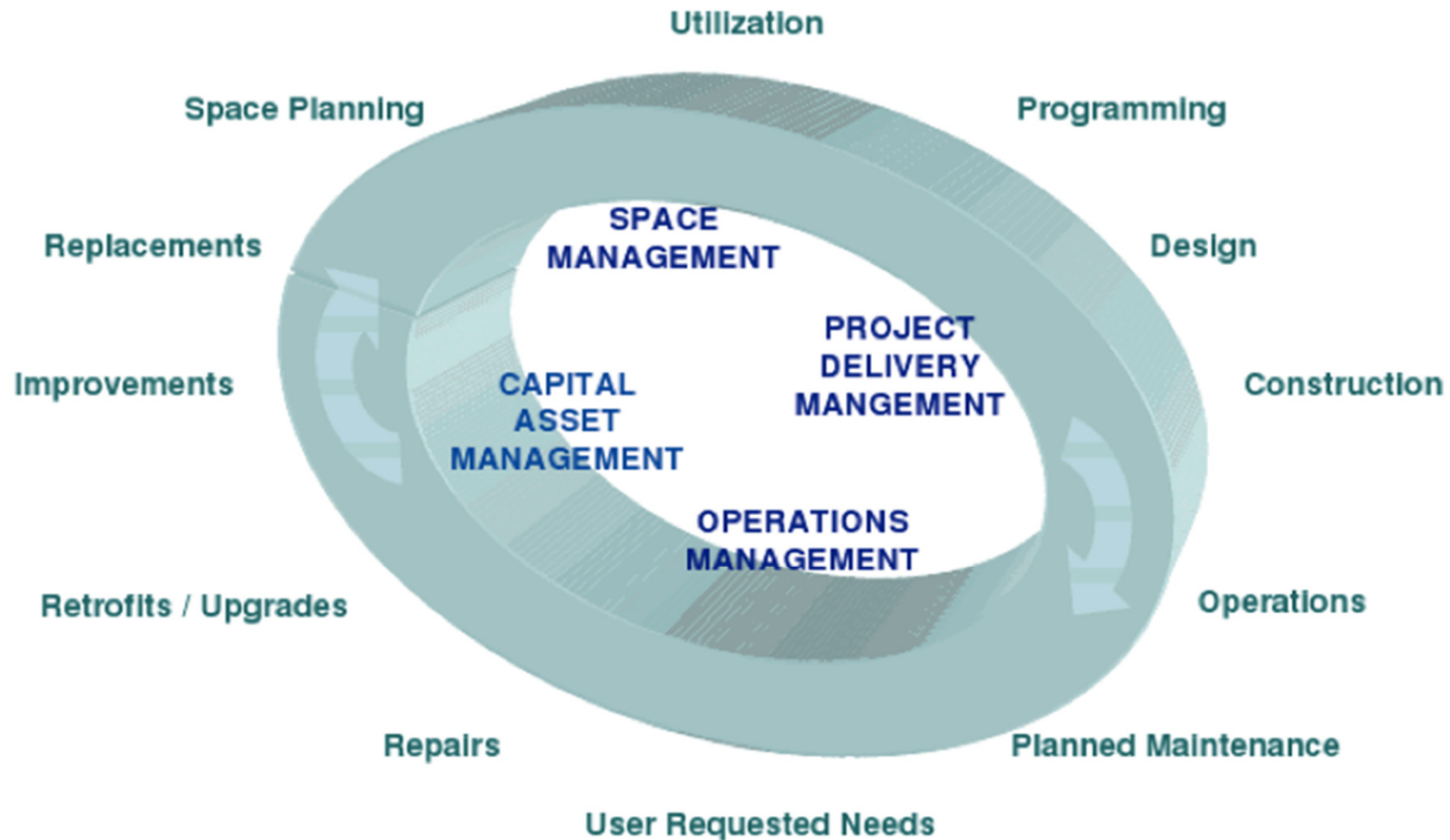
Facility Management Evaluation Program

APPA – Peer Review

Asset Life-Cycle Model for Total Cost of Ownership Management

APPA – IFMA – FFC – NASFA – Holder

Total Cost of Ownership Management



Big Picture Perspective!

Legacy BCA Scope

Observe

Prioritize, Listen, Probe, Discern

Measure

Check, Read, Harness, Weigh, Test

Analyze

Array, Calculate, Model, Benchmark

Predict

Compute, Forecast, Redact, Transpose

Report

Compile, Frame, Document

Focus, Focus, Focus on the Bricks!

Legacy Shortcomings

Variables & Root Causes (FMEA)

Conditions of Use

Life Extension Strategies

Alternative Use / Value Criteria

Machine-Age Limits in the Systems Era

Plant + People, Process, Performance, Potential!

FVMP's Higher Purpose



Leadership Priorities

Facilities' Contribution to Strategic Initiatives

Occupancy Strategies

Response to Uses, Processes, Technologies

Capital Investment

Building Condition, ROI, RONA, NPV Projections

Technology Systems

Digital Operations and Data-driven Processes

Maintenance Standards

Robust Stewardship for Economy and Longevity

Dynamic Risk, Data, Processes, Value!

Leadership Priorities

Mission Focus

Strategic plan alignment

Customer Focus

Indifference, satisfaction, attraction, retention

Asset Focus

Condition, Improvement

Financial Focus

Cost, Revenue

From short horizon to broad vision!

Occupancy Strategies

Utilization and Safety

Design appropriateness and code compliance

Constraints and Potentials

Repurposing, enhancements

Drivers, Expectations, & Aspirations

Strategic plan, competitiveness, changing users

Strategies and Options

Feasibilities studies, schematic plans, cost estimates

From compliance to excellence!



Capital Investment

Priority Repairs, Potential Failures

Limits of ANSI: E2018-080

Operating Efficiency & Life Expectancy

Direct and Indirect Costs, Conditions of Use and Wear

O&M and Capital Projections

Net Cost of Replacement vs. Upgrades

Payback and ROI/RONA

NPV, Net Cost of Ownership

From reactive spend to proactive investment!

Technology Systems

Standards and Utilization

Different technology systems (DDC, BAS, CMMS, etc)

Effectiveness

Data organization

Potential Applications

Reports, KPIs, web based

Interoperability Plan

Unified IT framework, clear and simple

From jumbled data to integrated systems!



Maintenance Standards

Proficiency & Effectiveness

Management & Resources Geared to Service Expectations

Internal & Industry Benchmarks

Standards, Methods, Technologies, Equipment

Process Improvement (PDCA)

Lean Process Controls Drive Gains & Savings

Optimized Performance

Asset Reliability, Customer Alignment & Costs

From random tasks to lean best practices!

FVMP's Higher Potential



Building Conditions

Data Integrity

Asset Utilization

Maintenance Proficiency

Energy and Environmental

Dynamic Risk, Data, Processes, Value!

Building Conditions

Visual Survey

Infrastructure, Envelope, Systems, FFE

Meter / Test

Capacity, Flow, Reliability, Degradation

Benchmark Standards

vs. Legacy, Internal, Industry, Ideals

Improvement Strategies

Priorities, Processes, Training, Technology, Tools

Seek Options Beyond Capital Projects!

Data Integrity

Info Structures

Assets, Finance, Operations, Resources

Info Sources

Internal: Projects, Operations, Resources

External: Vendors, Codes, Standards

Info Management Systems & Processes

FMIS/CMMS, Automation Systems, Procedures, Audits

Accessible, Accurate, Current, Complete, Coordinated!

Asset Utilization

Occupancy

Stakeholders, Conditions of Use, Value Streams

Past – Present – Future Profile

Risk, Technologies, Benchmarks

What Drives Our Priorities?

Maintenance Proficiency

Standards and Scope

Service Level Agreement, Work Requirements

Structure

Staffing, Service Contracts, Support

Supervision

Define, Direct, Develop, Discipline

Skills

Plan, Prepare, Perform, Polish

Process-Driven Continuous Improvement!

Energy and Environmental

Triple Bottom Line + 1

People, Planet, Profits (Revenue) + Process

Profile

Demand, Waste Streams, Cost

Sustainability

Standards, Collaboration, Integration

Leadership, Stewardship, Citizenship!

FVMP Delivers Business Cases

Strategies: Continuity, Growth, Sustainability

Plans: Capital, Operations, Maintenance

Incentives: Invest in O&M

New Credibility: CFO, CEO, Board

Ongoing Dialogue and Process Discipline

Dynamic Risk, Data, Processes, Value!

FVMP Optimizes

Physical Plant

Image, Uptime, Capital Renewal, Asset Life

People (Stakeholders)

Focus, Utilization, Coordination, Communication

Processes

Scope, Standards, Technology, Documentation

Performance

Reliability, Efficiency, Asset Life, Sustainability

Potential

Asset Use, Value of Operational / Capital \$

FVMP Boosts Your Power!

Your Action Items

Test Your FVMP (5P) Readiness

Define Your Work Plan & Business Case

Engage Your 5P Strategy Team

Document Your FVMP Scope & RFP

Augment Current FCA (Phase 2)

Capture Strategic Options / Drive Gains

FVMP Is Your Strategic Edge!