

# Effective Facility Management – Reducing Waste, Increasing Productivity and Protecting Asset Value

## **ABOUT FM:**

Facility Management is an interdisciplinary field primarily devoted to the operation and care of buildings throughout their life-cycle. The profession encompasses multiple disciplines to ensure functionality of the built environment by integrating people, place, processes and technology. Through effective facility management, buildings in both the public and private sector can reduce their operating costs, promote the health of building occupants, support an organizations strategic purpose and protect the value of real property.

## **IMPACT OF EFFECTIVE FM:**

Operations accounts for more than 85% of a buildings cost over its useful life, it is the second largest expense for companies next to human relations costs. While design and construction of new facilities often receive the greatest attention, it is the ongoing operation of the existing building stock that ensures not only protection of the initial investment, but which also safeguards the health, safety and productivity of building occupants. Facility Managers stand at the forefront of the effort to increase productivity, reduce energy use and promote sustainable practices.

## **ABOUT IFMA:**

IFMA is the world's largest and most widely recognized international association for facility management professionals, supporting more than 24,000 members in 96 countries. The association's members, represented in 130 chapters and 17 councils worldwide, manage more than 37 billion square feet of property and annually purchase more than US\$100 billion in products and services. Formed in 1980, IFMA certifies professionals in facility management, conducts research, provides educational programs and produces World Workplace.

***Establish Public Buildings Reform and Savings Board with Representation from Facility Management Professionals:*** IFMA has long supported the realignment of Federal Real Estate Portfolio to reduce waste, increase productivity and ensure that federal buildings are assets, not liabilities in an organizations strategic purpose. In the 114<sup>th</sup> Congress a Bi-Partisan group of law makers supported the establishment of a Public Buildings Reform and Savings Board to evaluate the civilian real estate portfolio, identify opportunities for efficiency and dispose of excess property.

Today, as Congress works with the Trump Administration to appoint and confirm board members it is critically important the board come not just from the real estate community, but also have a demonstrated understanding of the true cost of running a building. The design and construction costs of a facility are a small fraction of the overall expense of a building over its useful life. As most federal facilities are designed to last 50 years or more, the sale of these

facilities would not only yield proceeds from the value of the property, but would also result in significant savings from avoided operational costs and other factors associated with building operations. As Congress looks to appoint members to this board, it is imperative that members are able to speak to these operational savings.

***Continue to Make Improvements to Federal Real Property Profile:*** Pursuant to the Federal Asset Sale and Transfer Act of 2016, the U.S. General Services Administration (GSA) made significant improvements to real property data from the Federal Real Property Profile Management System. The profile is now accessible to the public and contains a centralized listing of civilian property size, location and use. However, to create a better understanding of the portfolio, its condition and value, additional changes must be made. These changes must include information on space utilization rates, facility condition and operational costs per square foot. Once a full picture of the true costs of federal facilities is established, only then can informed decisions be made about reinvestment, realignment and sale.

**Higher Education Act Reauthorization - Workforce Development:** In creating and maintaining high-performance buildings capable of growing the economy, a well-trained facility management staff is an essential element. A trained and certified workforce offers a working knowledge of industry trends, best practices and available resources. It ensures that building systems continue to perform as intended and educates building occupants on the implementation of efficient practices.

Facility management is a cutting edge, high paying job integrating technology, security, occupant health and building performance measures to ensure the overall functionality of the built environment. As the number of high-performance buildings and systems continues to grow, so too will the need for trained and certified facility managers. FM jobs are high paying and not outsourceable. Research by the IFMA Foundation suggests that as many as 10,000 new facility managers will be needed each year for the next 10 years.

In order to meet this growing need new, pipelines into the workforce must be made available. As Congress works to reauthorize the Higher Education Act they must necessarily look to expanding apprenticeship programs, allow Pell grant eligibility for professional credentials and expand earn and learn programs. – Please consider support of the Prosper Act-

**Education, Training and Certification Protect Asset Value: Implementation of the Federal Buildings Personnel Training Act:** In the 111<sup>th</sup> Congress, IFMA led a coalition of industry groups in support of the Federal Buildings Personnel Training Act 2010. The measure was strongly supported in Congress by a bipartisan group of members in both chambers and was signed into law by President Obama in December. The bill's premise was simple: if buildings are maintained properly by trained and certified facility managers, buildings will perform better at lower cost, and ultimately be worth more at their time of disposition, thereby providing a return on investment to the American taxpayer.

On May 17 President Trump issued an Executive Order Regarding Efficient Federal Operations which stated that federal agencies shall meet statutory requirements that increase efficiency and

optimize performance and should do so in such a way that reduces waste, cuts costs and promotes resiliency.

At a time when taxpayers have made a significant reinvestment in federal property, and the Administration and Congress look to realign its building portfolio and dispose of excess property, having qualified facility managers executing these tasks is critical. Trained, certified facility managers reduce waste, cut costs and promote resiliency and as such compliance with the FBPTA requirements should continue to be an identified priority for federal buildings.

### **Join the High-Performance Buildings Caucus**

The **High-Performance Buildings Caucus of the U.S. Congress** was formed to heighten awareness and inform policymakers about the major impact buildings have on our health, safety and welfare and the opportunities to design, construct and operate high-performance buildings. Fundamental to these concerns include protecting life and property, developing innovative building technologies, facilitating and enhancing U.S. economic competitiveness, increasing energy efficiency in the built-environment, assuring buildings have minimal climate change impacts and are able to respond to changes in the environment, and supporting the development of private sector standards, codes and guidelines that address these concerns. For additional information on the caucus or how to join please contact Mark Fowler, Legislative Assistant, Office of Congressman Peter Welch at [mark.fowler@mail.house.gov](mailto:mark.fowler@mail.house.gov)

### **Global Perspective**

As the only truly global professional association for Facility Managers, IFMA works with governments the world over to identify public policy with the potential to create efficiencies in commercial buildings and deliver safe sustainable workplaces. To learn more about this effort or to learn how you can participate in one of IFMA's International Government Leaders sessions, please visit [www.ifma.org](http://www.ifma.org)