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Why Are We Here ?

- The kids !
- To try and better our communities.
- Provide you with the questions that we want to be asked.
- Change processes to help future projects.

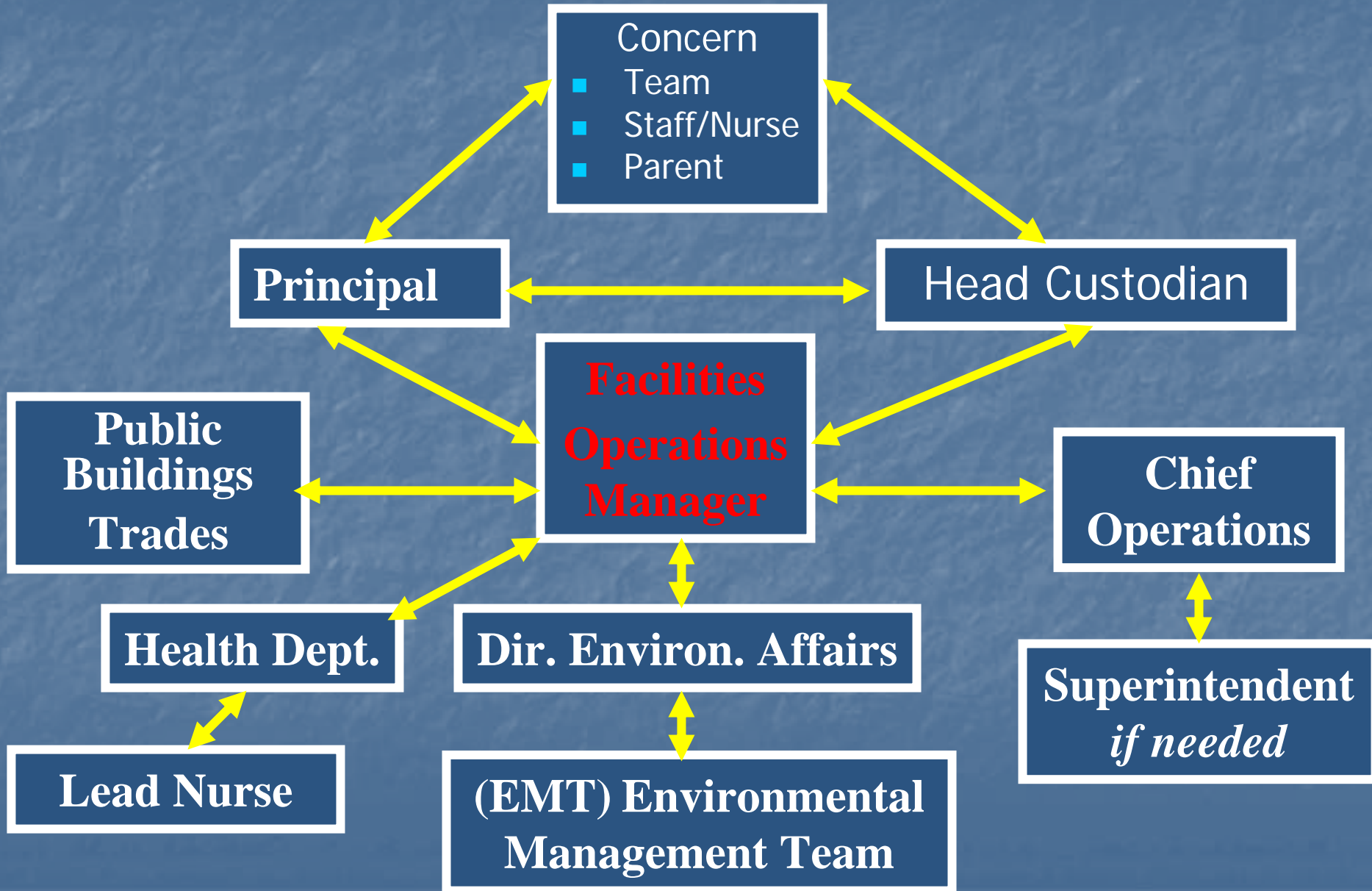
Who's Fault?

- Owner
- Architect
- Facilities Industry
- All of the above?

The Role Of The Facilities Manager In Design And Construction

- > Design.
- > Construction.
- > Forever.

NPS Reporting Process for EHS Issues



Design & Construction

- Municipal Relationships:

 - Neighbors

 - City/Town Officials

 - City/Town Departments

 - Technology Departments

 - Local Volunteer Organizations

Design & Construction

■ Partnerships:

EPA

Department of Occupational Services

O.S.H.A.

MFAA, MSBA, MASBO

LEED, CHPS

What are we looking at?



Answer: What we are trained to see.



- Designer
 - Bright finishes
 - Day lighting
- Decent lights specified
 - Adequate space
 - Code compliant

Answer: What we are trained to see.



- Facilities Manager
 - 20watts for TV
 - Impossible dusting
 - HVAC access?
 - Acoustic nightmare
- Light fixture paper baskets that require different parts

Cleaning and Maintenance

- Remember I have to run machinery through the classrooms and corridors?
- Where do I charge and fill my auto-scrubber?
- How do I change the lights in my auditorium or the work lights on the stage?
- What is your staffing structure to maintain the proposed building?

Security

- When is the building going to be used?
FYI: Schools are 7 days a week 12-16 hours per day
- Why give up security across the building for a football game or theatre production that is using a corner of the building?
- We know where the vandalism usually occurs.
- We know how “they” get on the roof.

Addition and Renovations.

No one knows the existing building and site like the Facilities Manager.

- I know there was a fire in the west wing of the existing building.
- I know which wing takes longer to warm up.
- I know the person in room 3 is going to be difficult.
- I've crawled in the tunnels.
- I know that in 1942 the courtyard was a street and it still has services below .
- I have the parts in inventory the builder needs.

Storage

Don't forget our storage. We have to keep a years worth of toilet paper, paper towels and filter for our H.V.A.C. units.



Division 08 - Openings

HARDWARE

Keys to the city



What are we looking at?



Do you go back and check?



All crash bars are not alike.



Division 9 - Finishes



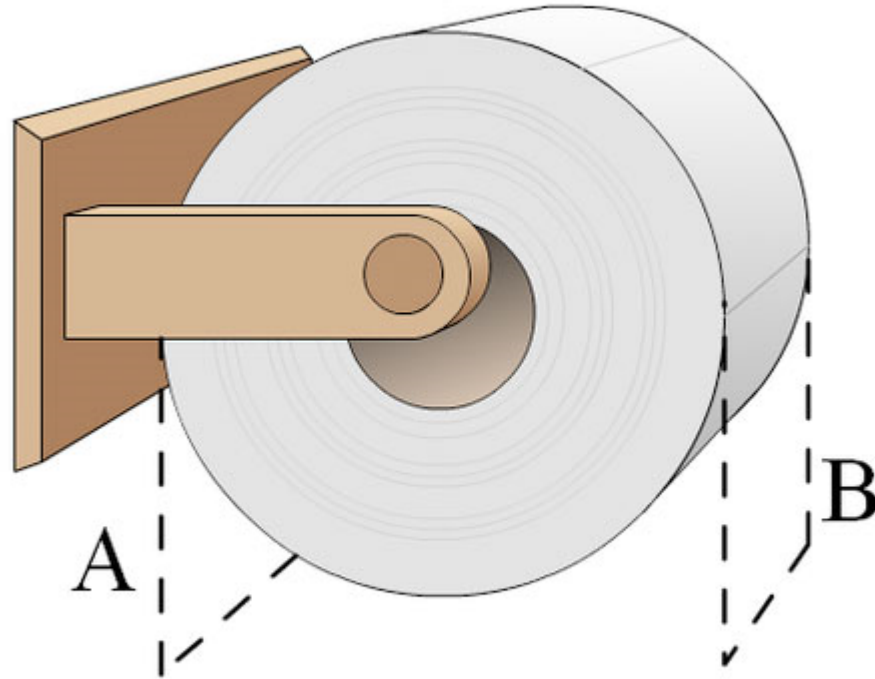
Division 9 - Finishes

- What outperforms in our environment?
- Why do our tiles keep popping?
- How many finishes are specified in one area?
- You aren't supposed to wax those?

Division 10

For the Love of Specialties

THE GREAT



DEBATE

Ask before specifying.



What is wrong with this picture?



Division 23 HVAC & Electrical

- Schools are used 7 days/wk year round
- Why heat/cool/light across the building for a football game or theatre production that is using a corner of the building?
- Wifi the roof.
- Continuity of equipment parts in all buildings.
- Maintenance staff training and operation.

Access?



But I gave you the specifications!



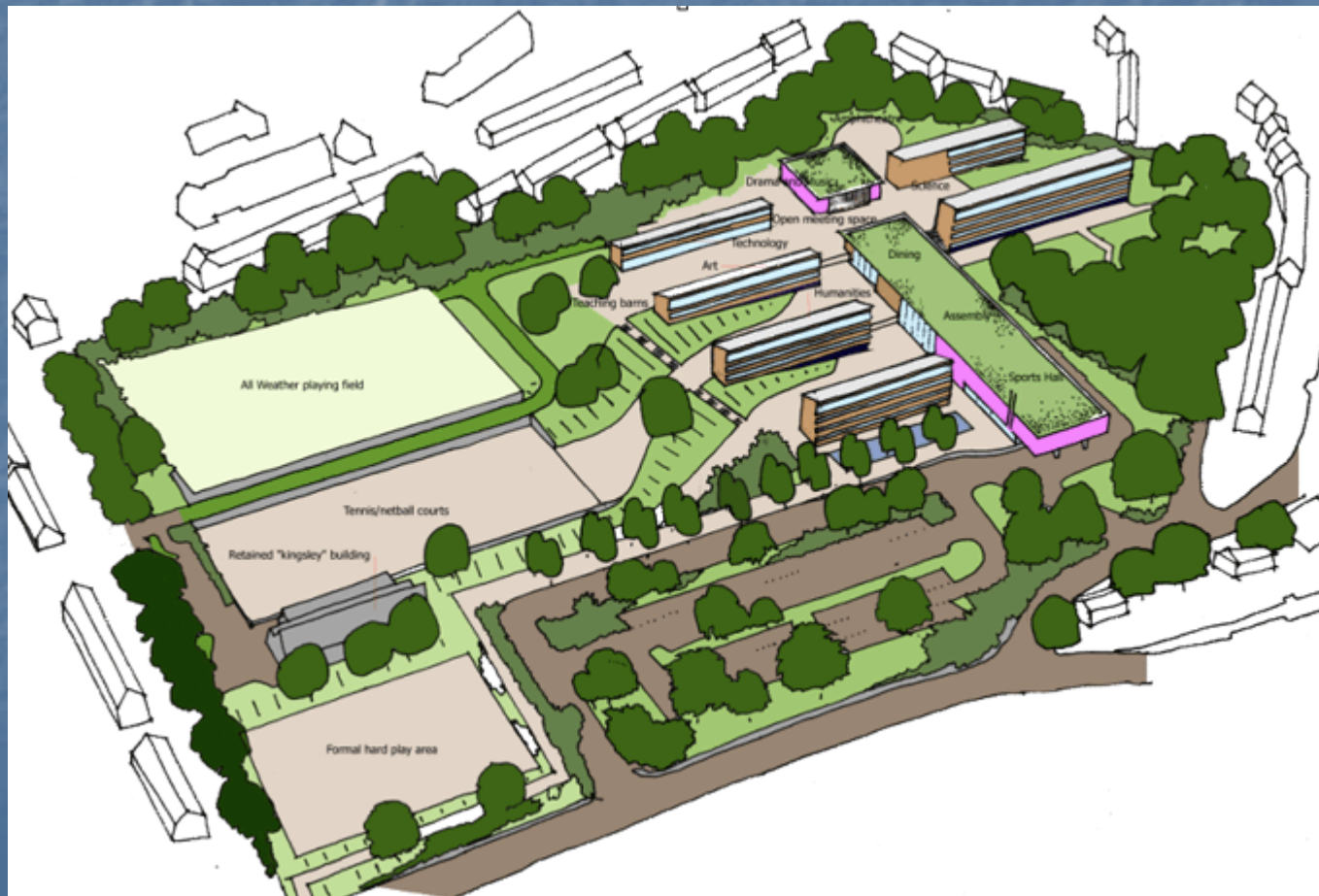
Working with Utilities

- Architects/Consultants/Bldg. Committees are not the owner.
- We know who to call?

Sharon received \$150,000 in incentives!!!

Division 32 - 33

Earthwork and Exterior



“I didn't know that was there!”



Design view of snow removal.



Actual view of snow removal.



Where do we put the snow?



"Just a Thought"

Ask how we maintain our parking lots and sidewalks before installing something that will fail within the first 5 years.

Granite, Concrete, Asphalt?



Project Closeout

- What format will provide the owner with the best transition.
- Electronic format that can be loaded into a work order management system?

Forever

Design Sustainability:

refers to a structure and using process that is environmentally responsible and resource-efficient throughout a building's life-cycle: from siting to design, construction, operation, maintenance, renovation, and demolition. This requires close cooperation of the design team, the architects, the engineers, and the client at all project stages.

*wikipedia.com

Why should the Designer's bother?

- Reference checks and referrals
- Maybe, just maybe, the design will be better by resolving design problems before they exist



www.massfacilities.org

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Additional Resources

- [MFAA www.massfacilities .org](http://www.massfacilities.org)
- Department of Energy O & M Best Practices
http://www1.eere.energy.gov/femp/program/operations_maintenance.html
- DSIRE – Database of State Incentives: <http://www.dsireusa.org/>
- Energy Star: <http://www.energystar.gov/>
- Energy Smart Schools Guide to O & M
http://www1.eere.energy.gov/buildings/energysmartschools/o-and-m_guide.html
<http://www.vtvs.org/files/Facility%20Operating%20Plan%20Template%20Version%2001.0.doc>