1170: Physical Plant Operations

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WHAT DO YOU CALL IT???

- PHYSICAL PLANT
- FACILITIES MANAGEMENT
- CAMPUS SERVICES
- FACILITIES SERVICES
- CAMPUS FACILITIES
- ??

WHAT IS FACILITIES MANAGEMENT?

- GENERAL ADMINISTRATION
- OPERATIONS AND MAINTENANCE
- PLANNING DESIGN AND CONSTRUCTION
- UTILITIES
ORGANIZATIONAL STRUCTURES
- SMALL
- MEDIUM
- LARGE

ORG CHART EXAMPLE

STAFFING GUIDELINES
- CUSTODIAL STAFFING
- MAINTENANCE STAFFING
- GROUNDS STAFFING
CUSTOMERS WANT

• Quality service
• Delivered in a timely manner
• Reasonable price
• Kept informed

GENERAL ADMINISTRATION

• People
  • Skilled trades
  • Electricians
  • HVAC techs
  • Plumbers
  • Custodians
  • Groundskeepers
  • Utility workers
  • Carpenters
  • Administrative staff

• Leadership and administration
• Organization
• Communication
• Change management
• Talent management
BUSINESS AND FINANCIAL MANAGEMENT

- Financial Analysis and Control
- Budgeting
- Accounting
- Payroll

OPERATIONS AND MAINTENANCE

- Plant Maintenance
  - Capital Renewal and Deferred Maintenance and Modernization
  - Emergency Preparedness and Business Continuity
  - Facilities Condition Assessment
  - Recaptitalization Management
  - Work Management

BUILDING SYSTEMS

- Building Architectural and Structural Systems
- Building Control Systems
- Building Electrical Systems
- Building Fire Protection
- Building Interiors
- Building Mechanical Systems
- Elevator Systems
PLANT SERVICES

- Custodial Services
- Facilities Maintenance and Operations
- Grounds Maintenance and Operations
- Solid Waste and Recycling

CAMPUS SERVICES

- Fire Prevention
- Campus Security
- Environmental Health and Safety

ENERGY, UTILITIES AND ENVIRONMENTAL STEWARDSHIP

- Campus Utility Systems Master Planning
- Campus Computerized Control and Monitoring Systems
- Energy Management and Conservation
- Primary Fuel Management
DISTRICT ENERGY SYSTEMS

- CENTRAL HEATING PLANTS
- COOLING SYSTEMS AND THERMAL ENERGY STORAGE
- ELECTRICAL DISTRIBUTION SYSTEMS
- ENERGY GENERATION ALTERNATIVES
- ENERGY SUPPLY ALTERNATIVES

OTHER UTILITIES

- DATA AND VOICE NETWORK INFRASTRUCTURE
- DOMESTIC AND FIRE PROTECTION WATER SUPPLY AND DISTRIBUTION SYSTEMS
- SANITARY SEWER AND STORM WATER MANAGEMENT

PLANNING, DESIGN AND CONSTRUCTION

- FACILITIES PLANNING
  - BUILDING INFORMATION MODELING
  - CAMPUS MASTER PLANNING
  - CAPITAL BUDGETING
  - INFRASTRUCTURE PLANNING
  - PROGRAMMING
  - SITE DEVELOPMENT
  - SPACE PLANNING AND ADMINISTRATION
• FACILITIES DESIGN AND CONSTRUCTION
  • THE BUILDING COMMISSIONING PROCESS
  • CONSTRUCTION MANAGEMENT
  • DESIGN MANAGEMENT
  • PROJECT DELIVERY
  • ORGANIZATION AND MANAGEMENT OF CAPITAL PROJECTS

• SPECIAL TOPICS
  • IN-HOUSE DESIGN/CONSTRUCTION SERVICES
  • REAL ESTATE
  • RENOVATIONS
  • SUSTAINABLE DESIGN AND CONSTRUCTION
  • VALUE MANAGEMENT