Poul Henrik Due
FM Friendly Buildings –
Approach, Tools and Results
Approach
Main Points

1. The Change of Focus

What about FM?
Approach
Main Points

1. The Change of Focus

Handing over + 2 - 4 years

Feasibility study  Briefing  System Design  Detailed Design  Construction  Commissioning and Handover  Facilities Management

2. A FM friendly building – thanks!

Christian IV of Denmark

3.
The Tools and the Process

The FM Screening Log

Elements

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- Administrative information
- FM demands
- Phases of focus
- Observations concerning the fulfillment of the FM demands
## The Tools and the Process

### The FM Screening Log

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The Tools and the Process

The FM Screening Log

FM Demands

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- Are developed during the phases of the feasibility study or the briefing
- Workshop with
  - The future FM-staff (if known)
  - A representative of the builder’s topmanagement
  - An experienced FM advisor
- All input is evaluated and demands for the future building are decided upon
- Final acceptance by the builder
### The Tools and the Process

**The FM Screening Log**

#### Phases of Focus

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**Demands**

- Cleaning rooms must be placed optimal for the future cleaning of the building
- It shall be possible to control all ventilation systems manually from the technical rooms

**Observations**

- Briefing
- System design
- Detailed design
- Construction
- Handing over
### Observations on the Fulfillment of the FM Demands

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Observations – Information Concerning the Fulfillment of the FM Demands are achieved from

- Screening of models, drawings and descriptions
- Participating in central planning and design meetings
- Screening meetings with the designers
- Co-operation with the designers on decision proposals for the builder

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Results

The future Gødstrup Hospital

Stage 1: 105,000 m² / 1.8 bill. DKK
Stage 2: 35,000 m²
Results
The future Gødstrup Hospital

Situation
- Grontmij with partners (Curavita) designs the hospital
- One of the four in the top project management:

Pernille Walløe, assisting design chief

FM screening is a "must"
Results

The future Gødstrup Hospital

Results

- Pro-active FM screening from the briefing phase
- Thorough investigations into challenges of the future FM of the hospital e.g.
  - The O&M of the facade and roof
  - The number, location and decor of cleaning rooms
  - The choice of types of floor
- Pro-active designers – engineers as well as architects - concerning FM relevant problems
- Decision proposals first presented for the builder after a FM evaluation of the suggestions
- Total Cost of Ownership is a part of the resolution presentations when relevant
- All four members of the top project management have acknowledged the importance of a FM focus
Results
The future Gødstrup Hospital

Example 1

The innovation hall includes tests related to the FM activities
Results

The future Gødstrup Hospital

Example 2

An example: O&M of the facade in narrow yards
Results

The future Gødstrup Hospital

Example 2

The architects design the yards with room for the window cleaning.
Results
The future Gødstrup Hospital

Example 3

Design of the balconies – make room for the O&M of the facade

Including tests in the innovation hall
Thank you
Any questions?