



Approach Main Points

1. The Change of Focus



Feasibility Study

Briefing

System Design

Detailed
Design

Construction

Commissioning
and Handover

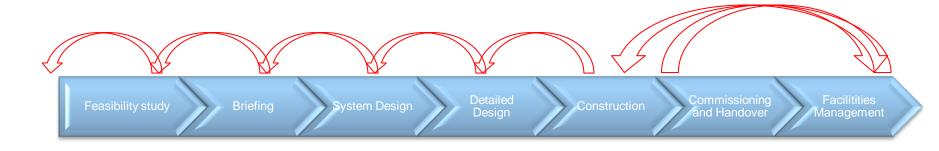
Management



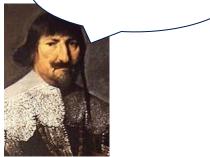
Approach Main Points

1. The Change of Focus

Handing over + 2 - 4 years



2. A FM friendly building – thanks!



Christian IV of Denmark





planning connecting respecting the future

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Elements

		Last		Last		Phacoc		Danasa	Dead-	- 1611	Observations				
Unique	Created	change	Created Initials	change	Demands	Phases of focus	Open/ closed	Respons	line in present	Fulfilled Initials	Briefing	System	Detailed	Construc-	Handing
		Date		Initials		of focus			phase		brieffing	design	design	tion	over
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Administrative information

The Tools and the Proces

The FM Screening Log

- FM demands
- Phases of focus
- Observations concerning the fulfillment of the FM demands



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Administrative i Information

The Tools and the Proces

The FM Screening Log

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The Tools and the Proces The FM Screening Log

FM Demands

	Created	ted Last	Created	Cliange	st		Phases		Dead-	- 16.11		Observations			
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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



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The Tools and the Proces

The FM Screening Log

	Phases		Dead-	Fulfilled			Observations		
Demands	of focus	 Responsi ble	line in present phase		Briefing	System design	Detailed design	Construc- tion	Handing over
Cleaning rooms must be placed optimal for the future cleaning of the building	Briefing and system design								
It shall be possible to control all ventilation systems manually from the technical rooms	Detailed design								



The Tools and the Proces The FM Screening Log

Observations on the Fulfillment of the FM Demands

		Last		Last		Phases			Dead-	- 1011			bservation	IS	
number	Created date	change	LCreated	change	Demands	Phases of focus	Open/ closed	ible	nresent	Initials	Briefing	System	Detailed	Construc-	Handing
e.	uute	Date		Initials		of focus	o. oo ca	12.0	phase		Briefing	design	design	tion	over

	Dhacac	Open/		Dead-				Observations	;		
Demands	Phases of focus	Open/ closed	Responsi ble	present	Fulfilled Initias	Deiofina	System	Detailed	Construc-	Handing	
	of focus	cioseu		phase		Briefing	design	design	tion	over	
Clashing rooms must be placed	Briefing					Notes and	Notes and				
Cleaning rooms must be placed	and			/							
optimal for the future cleaning of	system					documen-	documen-				
the buidling	design					tation	tation				
It shall be possible to control all	Detailed							Notes and			
ventilation systems manually from								documen-			
the technical rooms	design							tation			



The Tools and the Proces The FM Screening Log

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

	Phases	Open/		Dead-				Observations			
Demands	of focus		Responsi ble	line in present phase	Fulfilled Initials	Briefing	System design	Detailed design	Construc- tion	Handing over	
Cleaning rooms must be placed optimal for the future cleaning af the buidling	Briefing and system design					Notes and documentation	Notes and documen- tation				
It shall be possible to control all ventilation systems manually from the technical rooms	Detailed							Notes and documentation			



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Results The future Gødstrup Hospital





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Results

The future Gødstrup Hospital

Situation

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

FM screening is a "must"



Pernille Walløe, assisting design chief



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

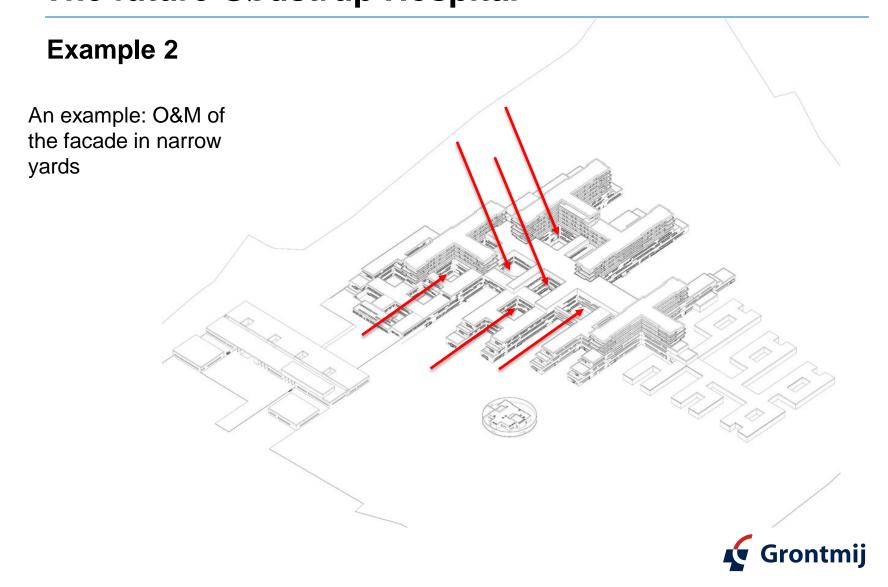


The innovation hall includes tests related to the FM activities



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Results The future Gødstrup Hospital



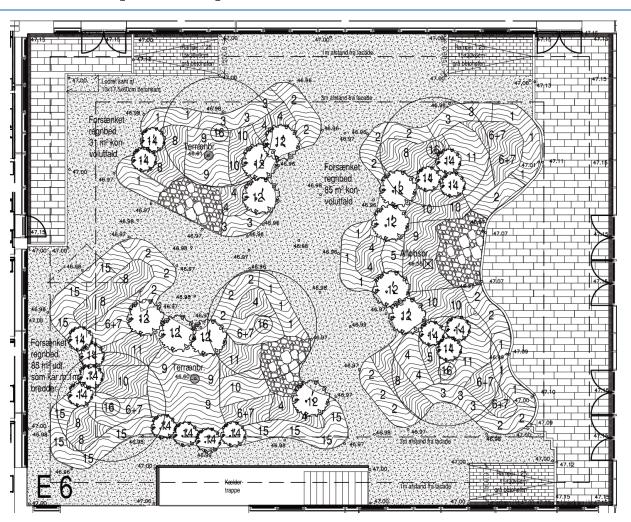
Results

The future Gødstrup Hospital

Example 2

The architects design the yards with room for the window cleaning







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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





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Thank you Any questions?



