The Future of Credentialing for the Built Environment

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Facility Lifecycle Management

- **Capital Asset Management**
  - 10-25%
  - Replacements
  - Re-investment
  - Improvements
  - Renovations/Retrofits
  - Upgrades
  - Repairs

- **Planning, Design & Construction**
  - 20-30%
  - Space Utilization
  - Design/Construction
  - Commissioning
  - Facility Operations
  - Requested Maintenance

- **Operations & Maintenance**
  - 40-65%
  - Planned Maintenance

Note: The percentages indicate the approximate allocation of costs or resources throughout the lifecycle management process.
Why is this important?

Surplus Space

Deferred Maintenance

Resilience

Environment
Regulatory Framework

Complexity of Compliance

International Standards (ISO)
European Standards (CEN)
Regulations (Laws, Acts, Mandates, Executive Orders)
National Codes and Standards
Technical Standards
Property Measurement Standards
Data Standards
Benchmarking Standards
Financial Standards
Sustainability and Energy Management Standards

Complexity of Compliance

Evolution of FM

Evolution of Facilities Management Function Over Time

Operations and Maintenance of One or a Few Buildings
Operations Maintenance of Multiple Facilities
Construction Coordination
Operations and Maintenance of Multiple Facilities
Utility Management
Space Planning
Move Management
Business Support
Capitol Program and Project Management
Energy Management
Strategic Planning and Portfolio Management
Corporate Real Estate Finance
Strategic Outsourcing

Framework for Effective Facilities Asset Management

Defining FM (vs. AM)

**Facility management**(FM) - organizational function which integrates people, place and process within the built environment with the purpose of improving the quality of life of people and the productivity of the core business. [ISO/FDIS 41011 terms & definitions]

**Asset management** is the coordinated activity of an organization to realize value from assets. [ISO 55001: 2014]
Defining FM (IFMA Core Competencies)
Current FM Credentials
International (ISO) Standards - FM

- ISO 9001 Quality Management
- ISO 14001 Environmental Management
- ISO 15686 Whole Life Costing
- ISO 22301 Business Continuity
- ISO 27001 Information Security
- ISO 41001/CD Facility Management
- ISO/CD 45001 Occupational Health & Safety
- ISO 50001 Energy Management
- ISO 55001 Asset Management
The Future of FM Credentials

1. Organized

2. Global

3. Strategic
Thank You

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