

What We Can Do For You

STRATEGIC FM

Typically, facilities and property are the 2nd biggest cost after salaries. Whether the facility is office, retail or industrial, there are opportunities to minimize risks and costs, as well as improve efficiencies that can assist in tenant retention.

FMPM have significant experience in contract management. There is a reputation for being fair when negotiating “strategic alliances” with service providers that include win/win strategies for service delivery and reporting.

- Tendering (with a tender evaluation report).
- Negotiation
- 6-monthly contract performance reviews including customer feedback
- Specification and standardisation of contract documents
- Key Performance Indicators (KPIs).
- Application renewal and administration of contracts

Capital expenditure budgets (CAPEX) planning and monitoring.

Life cycle planning of buildings, plant and equipment.

Operational budgets (OPEX) Planning, Preparing, Implementation, Reviews

Compliance management of building warrant of fitness.

Cost Reductions through identifying the opportunities and possible efficiencies to be gained with a planned approach (i.e. water and energy consumption).

Supply Systems and Procedures for the FM function that meet your organisational requirements and allow for self-management.

PROJECT MANAGEMENT

- Project review and recommendations that align outcomes with plan detail and budgets.
- Establish building services development brief including HVAC, electrical supply and management, water reticulation, communication/data, infrastructure, drainage, lifts.
- Advice on services and products from a post-project FM perspective.

RISK REDUCTION

Property assets are part of the ongoing operating expenditure of an organisation and do not necessarily form part of core business competency. FMPM is able to assist to improve the management of property and facilities to enhance your business operations while reducing risk and minimising cost.

- Building Warrant of Fitness
- Life cycle plant and equipment
- Due diligence inspections
- Reporting

FITOUT MANAGEMENT

Small to large scale—office relocations to site redevelopment.

- Tendering and cost analysis
- Contract management
- Product advice
- Collate all as-built drawings and codes of compliance for completed works
- Signoff for practical completion

SUSTAINABILITY

Sustainability and a “Green” Approach.

Sustainability provides a framework for focusing and enhancing good business practices.

- Product selection
- Audits of water and energy consumption
- Lower operating costs

CONTACT



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What We Have Done

STRATEGIC FM



Project OPEX was the review and establishment of standardised contracts on a portfolio of buildings with an expense \$3.6m, excluding rates. As a result, costs only increased over a 4-year period by 0.44% while service delivery and customer satisfaction improved.

FITOUT MANUALS



Specification of standard products ensuring cost efficiencies and practical maintenance.

PROJECT MANAGEMENT



Environmentally sustainable development (ESD) and service delivery brief for a building in Queenstown. Advised and selected products and services used.

PROPERTY ENHANCEMENTS



Programmed replacement of 18-year old hydronic air-conditioning units to meet owner's budgets and which reduced OPEX costs as well as exceeding tenant expectations.

SUSTAINABILITY



Developed the sustainable principles for DNZ Property Group. Selected products which were used in the Meridian Building, the first 5-star green office building in New Zealand.

RISK MANAGEMENT

Upgrade program for lifts over 5-year period.

Result:

- Improved efficiencies
- Reduced wait times
- Greater tenant satisfaction

