



National Institute of
BUILDING SCIENCES
*An Authoritative Source of Innovative Solutions
for the Built Environment*

Facility Maintenance & Operations Committee (FMOC)

Committee Meeting Agenda

January 9^t, 2018, 3:30-5:00 pm

Hirshhorn Room, Mandarin Oriental Hotel

1330 Maryland Ave. SW, Washington DC

Attendees:

Darrell Rounds, GM/NIBS BOD, Darrell.rounds@gm.com

Casey Martin, Jacobs, casey.martin@jacobs.com

Rolf Alexis, GM, rolf.d.alexis@gm.com

Thomas Mitchell, FM3IS Associates, LLC, thomas.mitchell@fm3is.com

Brad Guy, CUA, guy@cua.edu

Odell Jones, Jones Program Management, jones3@yahoo.com

Richard Bright, MPI, rbright@mpi.net

Kerry Joels, TMA, kjoels@gmail.com

Sherri McMillon, NAVFAC, sherri.mcmillion@navy.mil

Laura Dempsey, BSD, ldempsey@bsdsoftlink.com

David Meyers, Burn and McDonnell, dcmeyers@burnmcd.com

Edd Soenke, TDPA, tdpusa12@aol.com

NIBS staff:

Stephanie Stubbs, NIBS, sstubbs@nibs.org

Jiqui (JQ) Yuan, NIBS, jyuan@nibs.org

1. Opening Remarks

Darrell Rounds started the meeting at 3:30, with meeting attendees self-introduction, reading the Institute's Antitrust Statement, and Review of the Agenda.

2. 2018 FMOC Board Election

Starting 2018, Darrell will serve as a member of the Board of Directions for the Institute and will continue participate FMOC activities but not serve as the chair. A request for nomination of new FMOC board was sent out to FMOC membership in November, 2017 and ballot was sent out in December, 2017. Darrell, as the outgoing chair and nomination committee chair, announced the results: Casey Martin from Jacobs was elected as the new chair and Rolf Alexis from General Motor was elected as the vice chair. Casey Martin and Rolf Alexis' short bio are attached. Casey and Rolf shared their background and visions of FMOC with the meeting attendees. There is general discussion that

- we should get more content and participation,
- keep industry knowledge going,
- work more closely with WBDG (Whole Building Design Guild),
- FMOC should a leading part of the Institute. FMOC is a sleeping giant. The operation costs dwarf the original capital expenditure. Operation hours dwarfs deign and construction experts.

Tom Mitchell, the immediate past NIBS board liaison, stated that Darrell is the FM representative on the NIBS board. He can see opportunities where FM can be involved. We need to support him. Brian Larson will be the new NIBS Board liaison.

There is also discussion that how to become a general FMOC member. In general, the FMOC is a committee of the Institute and your membership to the Institute will support the activities of the committee. Membership will also allow you to participate in any other councils you may wish to be involved with. [Join the Institute](#). If you don't wish to join the Institute, you can still sign up to be on the FMOC email list in a non-member status and participate the activities.

3. FMOC Mission Statement and Committee Objectives

The FMOC board met in September, 2017 and developed a mission statement and strategic plan that aligns with the Institute's strategic plan, as stated below. There were alot discussions among the meeting attendees and it is generally agreed that this is a great mission statement, and the next step is execute this strategic plan and identify action items.

To be an authoritative resource for integrated life-cycle maintenance and operations information

The Facility Maintenance and Operations Committee (FMOC), a body operating under the auspices of the National Institute of Building Sciences, provides industry-wide, public and private support for the creation of higher quality facilities through improved maintenance and operation and real property management.

To achieve this purpose the FMOC has the following objectives:

- *To increase maintenance and operations influence in the facility acquisition process;*

- *To promote the sharing and integration of facilities maintenance and operations procedures and information; and*
- *To identify and disseminate best practices for the maintenance and operations of facilities.*

Discussions:

Kerry Joels: Organizations, such as IFMA, can't do the interoperability. We can; they can take it. You could start working on the FM set-up before you break ground in the building.

Q: Can the facility manager fulfill that role? Or do we need another profession.

Give them scenarios for FM training. We can change the FM manager's role.

This committee has a great opportunity to affect the role of the FM in the LCM. The guy in the hospital basement is the guy we're working for.

Rolf Alexis: Yes—information is power. That person doesn't have a lot of influence in the design phase. If we can equip the FM with information, they can have influence.

Casey Martin: ISO standard will be published in Feb. People will be clamoring for the information.

Edd Soenke: We should talk to IFMA.

Tom Mitchell: We would help the IFMA members. Tom will talk to IFMA.

4. Discussion: The Roadmap and Future Directions

- Online FMOC webpage.

JQ Yuan showed the new design of NIBS website and will work with the board and committee member to update the FMOC web page @ <https://www.nibs.org/page/fmoc>, which will include update on the new mission statement and new board of directions (pic, bio, etc.). JQ will also work with the board and committee members for update the resource page to include Darrell's white paper on "Design for Maintainability" and other latest knowledge on FM topics.

- Live webinars, online training courses

JQ demonstrated some live webinars and online training courses that other councils are doing, such as https://www.nibs.org/?page=bsse_webinars. The FMOC will look into to have some webinars in 2018.

It was suggested that FMOC should add benchmarks for the efforts, like how many white papers or webinar we will have in 2018. Need to identify topics.

5. Upcoming events

- Next FMOC committee meeting: During the NFMT meeting, March 20, 2018, 2:00 - 3:00 p.m. room 331
- Summer 2018 meeting, possible at NIBS office in DC
- Fall 2018 meeting, possible a web conference

6. Adjourn

The meeting adjourned at 5:00 pm.

Attachments:

Casey Martin, AIA, AICP, LEED AP BD+C, chair of FMOC

Casey Martin is a Program Manager within the Consulting Group of Jacobs. Her primary focus is facility and asset management including transition planning to bridge the gap from construction into asset management. She also consults with private and U.S. federal institutions, providing full life cycle perspectives throughout project development stages. Her approach considers important long-term views such as total cost of ownership, reliability-centered maintenance practices, operations strategies, and processes and policies to align asset management with business mission and objectives.

She is also an active member of the ISO Technical Committee (TC267) developing the new Facility Management System Standard that will enable organizations to certify to ISO 41001.

Biographical Sketch of Rolf Alexis, vice chair of FMOC

Rolf Alexis is a Senior Global Capital Asset Analyst in the Global Facilities organization of General Motors. He has developed maintenance systems and strategies to optimize capital investments in the General Motors worldwide. He has a background in manufacturing, environmental engineering, and in the training of lean manufacturing. Rolf received a B.S. in Chemical Engineering from Rose-Hulman Institute of Technology, an MBA from Eastern Michigan University and a Six Sigma Black Belt from the University of Michigan.

Rolf enjoys a successful career, hallmarked by being one of the best cost cutting & value creating leaders within General Motor's Manufacturing Engineering. His record includes being a resourceful process-minded leader, collaborating with multi-disciplinary groups, that has been proven in finding solutions and guiding investment in people as well as systems.