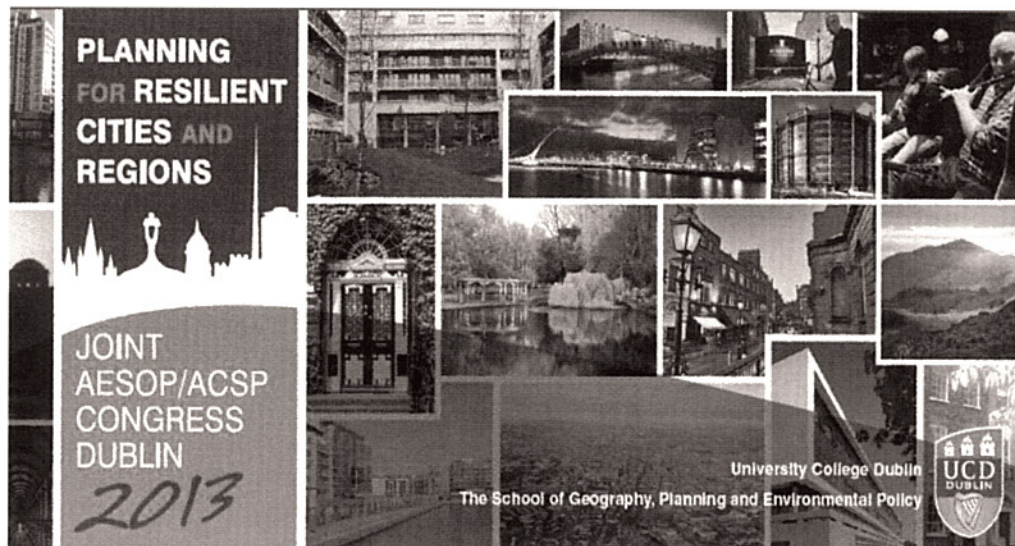




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## eBOOK OF ABSTRACTS

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## Municipal Facility Management - An Integrated Planning Approach

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### Introduction and background

Today, communities are facing a lot of new challenges. New planning methods have to cover not only zoning and building codes but also financial and organisational aspects. The hypothesis is that if the following aspects of facility management are already involved in an early stage of the planning process, the effectiveness of the planning results will be significantly increased:

Life cycle orientation (investment and operation costs as well as revenues of the planned actions)  
Optimisation of the municipal organisation to safeguard the implementation of the strategic plans

The merger of a strategy development with a master plan including the immediate evaluation of the monetary impact of the plan is the first part of this new approach. This paper presents results of case studies that validates the hypothesis.

### Task description and methodology

By using a start workshop current policies and the planned developments are analysed. Based on the results and national/international trends the "strategy/mission" of the municipality is defined. In step No. 2 "lead projects" to transform the strategy into practise are defined and localized (step No. 3a). These lead projects include changes in the zoning, building code and management tasks. Parallel to this step the requirements and results of the lead projects will be used to calculate their costs and revenues. This step uses a statistical model to evaluate the monetary impact of the lead projects (step No. 3b). The result is a new spatial master plan, which includes the development direction, commercial (business), housing and infrastructure, management tasks and a monetary evaluation of the actions.

In addition the organisation of the municipality is optimised. Thereal estate and facility management process landscape is defined and the processes are optimised.

### Conclusion

Municipal FM complements the master plan by monetary impacts as well as the optimization of organizational structures and processes (see Bohn, 2008). Buildings, properties and operations must be viewed holistically (see Lochman, 1998).

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