TPM
FMS
NEWSLETTER

PREPARING THE BUILDING FOR THE PEOPLE,
AND THE PEOPLE FOR THE BUILDING

GROWTH THROUGH
TECHNICAL PARTNERSHIPS
FMS Continues to Expand Client Services

TPM UTILIZES 'ONE
COMPANY' APPROACH IN NJ
Integrating Services on Bergen County New Agency Building

ANNUAL BUSINESS MEETING
TPM and FMS Gather Together in the Sunshine State

FALL 2016

(Pictured)
Balcony view of the Atlantic Ocean during the TPM/FMS Annual Meeting
at Hilton Fort Lauderdale Beach Resort
FACILITY CONDITION ASSESSMENTS

To provide pre-construction facility condition assessment services, Gilbane FMS has collaborated with several vendors including AED, StudioJAED, EMG and other local architectural and engineering firms. This service is a standardized assessment of existing buildings, building systems and building equipment used to estimate the remaining useful life of a facility and to define a prioritized capital replacement program.

These assessments can include major maintenance planning for roofing, HVAC or other building systems that may require replacement or refurbishment. It also includes the calculation of a facility condition index and a cost analysis on when a building should be replaced versus repaired. Our clients then use this information to develop and approve major capital funding for new construction.

BIM TO FM INTEGRATION

Many of Gilbane’s construction customers are seeking an enhanced BIM to FM integration deliverable at the end of their construction projects. In response to these requests, Gilbane FMS is using several different technical software solutions to meet each client’s requirements. For example:

› A client required data to be extracted from the Revit drawings and prepared in a specific data import file format. To meet this request, Gilbane FMS used the Revit COBie data extraction tool.

› Another client recently evaluated the bi-directional integration of their Revit drawings with their Archibus FM software. Our on-site FMS team presented the Archibus Revit Overlay tool as their best solution.

› A current client is requiring integration of the finished BIM models into their Maximo database. To accomplish this, FMS plans to use ModelStream from MicroDesk.

› An upcoming project will require a BIM interface between the Navisworks model and the client’s TRIRIGA facility management application. To complete this task, Gilbane FMS and Walter P. Moore developed a Navisworks to TRIRIGA integration tool as the technical solution.

As you can see, there are many different BIM to FM integration tools available and Gilbane FMS continues to evaluate and collaborate with vendors that provide an effective solution to these needs.
ENERGY MANAGEMENT

Gilbane FMS has a formal partnership with IBM to implement and support their environmental sustainability software, which includes the benchmarking and analysis of energy usage by building.

The team also has an informal partnership with Enernoc to provide the sub-metering, energy monitoring and energy usage analysis of client facilities. Enernoc software applications can provide real-time feedback on energy consumption, energy spikes and inefficient use during non-production hours. This energy management software can interface directly with advanced facility management software applications (such as IBM TRIRIGA).

CROWD SOURCING FACILITY MANAGEMENT

The use of technology to reach large groups of people instantly is not a new concept. With new facility management applications such as Crowd Comfort, today’s facilities managers can engage with the occupants of their facilities almost immediately to provide real-time awareness of any building issues. Once the application has been downloaded, all building occupants are able to quickly and easily report building issues, receive immediate status updates and analyze the data for advanced analysis and management decision-making.

This social media application can interface with the client’s facility management software to supplement their existing web work request and work management features. The more engaged the occupants are in the operation of their buildings, the more ownership they take in creating a productive work environment.

If you are interested in learning more about all of the services our FMS team can provide please contact Randy Smith.
TPM is eager to expand our courthouse portfolio by serving as the transition manager on the Bergen County New Agency Building project. Gilbane’s CM team is currently serving in an agency construction manager role for the client and TPM is maintaining constant communication with their team to ensure a seamlessly integrated ‘One Company’ delivery of our services from construction turnover through building activation and occupancy.

Located in Hackensack, New Jersey, the New Agency Building is a 6-story, 131,000 SF structure that will connect to the existing County Courthouse on two floors via pedestrian bridges. It will house personnel from four departments including the Prosecutor’s office; Sheriff’s office; Surrogate Judge’s office and the Tax Board. In addition to the office and filing spaces, a new kitchen and servery are being constructed to serve as the new campus-wide cooking base, along with a small holding and processing area for the Sheriff’s office. There will also be a new multi-purpose room/conference center with seating for approximately 250 and two Hearing Rooms for Tax Board cases. Construction is scheduled to continue through Fall 2016, followed by a phased activation and occupancy schedule into early 2017.

Thus far, TPM has conducted operational interviews with the various departments involved, developed high-level installation and occupancy schedules and compiled a mover list of specifications for the County’s purchasing department to include in a mover bid package. TPM hosted a pre-bid walk-through in mid-July, so the bidders could visualize some of the logistical constraints of the relocation, including a small loading dock area in the new building and areas in the existing spaces requiring a stair-carry.

This project presents some unique relocation challenges with the majority of the moves being completed over the weekend to avoid downtime for key county personnel and operations. All confidential information and evidence will be moved with County chain of custody oversight. Finally, there are several high-density filing units with contents that will need to be carefully packed and labeled for easy reloading in the new spaces.

Murray Walker is serving as the transition executive on the project, bringing his experience with past courthouse relocations. Jonathan Polovoy is serving as the transition manager, he is responsible for developing the detailed transition plan and handling the day-to-day needs of the end-users along with communicating with all other post-construction vendors. The team will also bring in a transition planner to help with activation coordination and move management later on in the year.

Our team would like to extend a special thanks to Gilbane’s Chris Cornick and Damon Piontkowski for thinking with the ‘One Company’ mindset and their assistance in bringing TPM on board for the project.
A WORD FROM THE DIRECTOR

TPM/FMS ANNUAL MEETING

The 2016 TPM/FMS annual meeting took place in Ft. Lauderdale, Florida on May 2nd, 3rd and 4th. This is the one time we have everyone together in one place each year. It serves as a key time for reflecting on the past year and looking toward the future. This year’s meeting agenda included:

› Vision and Business Plan Updates
› Overall Business Opportunity Updates
› Innovation Program Updates
› FMS Specific Training
› Training Sessions on Subcontracting and Cost Reporting
› TPM/FMS Committee Updates
› Team Building Activities

During our time together, our group also participated in a community outreach activity where they made blankets for a local children’s hospital. The team enjoyed the activity while getting to know their peers and were thrilled to be giving back to the community. The blankets were taken to a local hospital and donated to the children’s oncology unit. The nursing leadership at the unit expressed great appreciation for our team’s donation, and told us that she already knew a young girl that she would be giving one to that day. Thanks to the entire TPM/FMS team, your work made a difference!

KEEPING EVERYONE ENGAGED!

Just like the rest of Gilbane, our resources are our people with their unique skills sets, past experiences and dedication to their clients. As most of you know, the TPM/FMS business unit operates on a primarily virtual basis supporting Gilbane project sites and clients across the country.

Our home office operations, which consists of Deb Howes, our accountant, Stacey Haney, our GSMS support person and Tina Prencipe, our office supervisor/learning coordinator are housed in the Baltimore office, and the Mid-Atlantic is still a major area of focus for us. I thought it might be interesting to identify where our 44 team members are currently living and working.

To maximize employee engagement in this virtual environment, I have created a new blog that will be featured on the TPM/FMS portal. Blog topics will include insider updates on our people, projects and prospective business pursuits. As our group continues to expand it is becoming increasingly important for us to keep everyone in the loop, ensuring no one feels isolated and remembering to share our daily experiences and lessons learned.
INNOVATION UPDATE
TAKING A CLOSER LOOK AT THE TPM/FMS INNOVATION COMMITTEE

The TPM/FMS Innovation Committee is hard at work on several initiatives aimed at fostering new ideas to improve our work processes and provide enhanced value to our clients. Some of these new initiatives include:

› One-click access to the Innovation Portal from the TPM/FMS home page
› Monthly brain teaser e-mails to get us thinking out-of-the-box
› Quarterly updates on innovative ideas

Speaking of innovative ideas, the Innovation Committee is excited to announce that they have officially received and accepted four new innovative ideas. Remember, innovative ideas do not necessarily have to be technology based, nor are they limited to TPM or FM services, they can be applied company-wide.

Time is running out to submit your ideas for 2016! With the November 30th deadline coming up soon, are you going to let the Annual TPM/FMS Innovation Award and the $500 gift card slip through your fingers?

TPM/FMS employees click here to access the TPM/FMS Portal and submit your ideas today!

EMPLOYEE ENGAGEMENT COMMITTEE
Our employee engagement committee has been proactive in researching and implementing new and inventive ideas to keep our team connected and invested in the future. During the summer months the committee launched the new TPM/FMS portal and filled it with updated staffing, project and other relevant company information.

Over the summer, the employee engagement committee facilitated several rounds of portal BINGO to draw our team into visiting the portal on a regular basis. Kudos to Robyn McKeldin, Stacey Haney and Rick Edwards, our three BINGO winners!

This fall and into next year, we have taken an idea from some of our elementary-aged children with a Flat Stanley/Flat Stella project. This entails shipping laminated card stock Flat Stanley/Stella characters along with their journal to project teams across the country. At each stop, TPM/FMS team members will record “a day-in-the-life” about their projects, their town or anything else they would like to share, including a photograph of Flat Stanley/Stella visiting those places. Journal entries and pictures will be posted on the TPM/FMS portal and is sure to be a creative and fun way to share our lives.

ONE COMPANY MODEL UPDATE
As the ‘One Company’ model really starts to kick-in we fully expect to be providing services in many more business units and hopefully relocating/hiring staff to work collaboratively with your local business unit teams. Thanks to everyone who is already supporting the ‘One Company’ goal!

NEW PROJECT AWARDS

TRANSITION PLANNING & MANAGEMENT
- Food & Drug Administration Call #4
- Food & Drug Administration Call #5
- Salisbury University Academic Commons
- Georgetown University Northeast Triangle Residence Hall
- GWS Cherokee Hospital Consulting
- District of Columbia Public Schools Roosevelt Senior High School
- University of Connecticut
- Federal Election Commission
- Internal Revenue Services Enterprise Computing Center Consolidation

FACILITY MANAGEMENT SERVICES
- CA Department of Corrections TRIRIGA Hosting & Support Renewal
- County of San Diego TRIRIGA Hosting & Support Renewal
- Educational Testing Service Hosting Renewal
- Depository Trust and Clearinghouse Corporation TRIRIGA Phase 2 Implementation
- Garmin CAFM/CMMS Consulting Services
- CA Department of Corrections TRIRIGA implementation for Juvenile Sites
LEADERSHIP PROFILE

TERI BOTELER, VICE PRESIDENT, TPM DIRECTOR OF HEALTHCARE

Her career started in nursing and Teri Boteler is proud of her healthcare training. Proud, because she brings invaluable insights to the TPM team when they are assisting their healthcare clients.

Teri brings eight years of critical care bedside nursing experience along with an additional seven years serving as a nurse administrator at Shady Grove Adventist Hospital in Rockville, Maryland. Teri not only cared for patients, she also learned about healthcare construction first hand. “While in my last position my hospital built a patient bed tower and I was responsible for moving the unit and 300 staff to the new tower.”

It was during this time that Teri met Carolyn Pfude and the Gilbane TPM team. Following a successful move, Teri shared with the Gilbane team that a clinician who understands the details of modern hospitals including technology, removal of centralized nursing stations and more could further strengthen their team. Hospitals today, she says, are built with “new assumptions.” Where do staff people talk? Where do they share thoughts? As vice president and TPM director of healthcare, Teri is working to build a new business model around how healthcare providers work today.

“Delivering value means asking how our clients will work in their new space and then letting the answers follow naturally through our work.”

Teri says understanding the big picture is Gilbane’s greatest asset. Helping our clients recognize how systems work together, and then listing and reviewing the hundreds of activities that go into moving from one facility to the next is where the TPM team shines. “We make sure everyone understands the process so we can uncover gaps because they can be expensive to fix later.”

To keep her edge, Teri is currently pursuing a master’s degree in Healthcare Administration. She is also a member of the Nursing Institute of Healthcare Design. As a member of this group, she joins many former nurses who are using their expertise to play vital management roles in healthcare organizations. She currently serves on NIHD’s research committee. “My initial experience in leadership began as a Director of Nursing. This is a traditional role for women leaders where mentors are sharing industry specific skills and examples.

Being in leadership at Gilbane has been a rewarding journey. I am surrounded by mentors with a variety of experience in non-traditional leadership roles for women. Current literature is also rich with successful stories of female leaders around the world. I learned early on that leaders should be readers to remain inspired and innovative. It is both a challenge and an education to leverage the talents of a diverse group -- which is a change from where I started as a leader.”

STAY CONNECTED!

Make sure you stay informed on everything that’s happening with the TPM and FMS team! From innovative new technology to fun ways we’re supporting the communities where we live and work. Follow us on LinkedIn!

Gilbane Building Company Transition Planning & Management Showcase Page