



Project Management – Professional Development Series
PAR Section Series: Panel Discussion –
Operating and Maintenance Costs

Facilities and Campus Services
Engineering and Project Management
December 2018

Operating & Maintenance Costs

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* Deferred maintenance addressed by project:	<input type="text" value="0"/>	* If O&M cost increase, list Department responsible for funding:	<input type="text" value="0"/>
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Changes in Custodial O&M Costs

* Endowed Custodial (\$):	<input type="text" value="0"/>	* Contract Colleges Custodial (\$):	<input type="text" value="0"/>
* Department Custodial (\$):	<input type="text" value="0"/>	TOTAL Custodial (\$):	0

Changes in Utilities O&M Costs

* Endowed Utilities (\$):	<input type="text" value="0"/>	* Contract Colleges Utilities (\$):	<input type="text" value="0"/>
* Department Utilities (\$):	<input type="text" value="0"/>	TOTAL Utilities (\$):	0

Changes in Planned Maintenance O&M Costs

* Endowed Planned Maintenance (\$):	<input type="text" value="0"/>	* Contract Colleges Planned Maintenance (\$):	<input type="text" value="0"/>
* Department Planned Maintenance (\$):	<input type="text" value="0"/>	TOTAL Planned Maintenance (\$):	0

Changes in Routine & Prev Maintenance O&M Costs

* Endowed Routine & Preventive Maintenance (\$):	<input type="text" value="0"/>	* Contract Colleges Routine & Preventive Maintenance (\$):	<input type="text" value="0"/>
* Department Routine & Preventive Maintenance (\$):	<input type="text" value="0"/>	TOTAL Routine & Preventive Maintenance (\$):	0

Changes in Grounds O&M Costs

* Endowed Grounds (\$):	<input type="text" value="0"/>	* Contract Colleges Grounds (\$):	<input type="text" value="0"/>
* Department Grounds (\$):	<input type="text" value="0"/>	TOTAL Grounds (\$):	0

Changes in Safety and Compliance O&M Costs

* Endowed Safety and Compliance (\$):	<input type="text" value="0"/>	* Contract Colleges Safety and Compliance (\$):	<input type="text" value="0"/>
* Department Safety and Compliance (\$):	<input type="text" value="0"/>	TOTAL Safety and Compliance (\$):	0

Total Change in O&M Costs

Endowed Total (\$):	0	Contract Colleges Total (\$):	0
Department Total (\$):	0	TOTAL Total (\$):	0

O&M – Contact Information

- **Deferred Maintenance – Facilities Management**
 - Jim Gibbs; jg20@cornell.edu , 5-6630
- **Custodial O&M Costs – Facilities Management**
 - Cynthia Lockwood; cl114@cornell.edu, 5-1471
 - Chris Mott; ctm65@cornell.edu, 5-7009
- **Utilities O&M Costs – Energy & Sustainability**
 - Mark Howe; mjh69@cornell.edu, 5-1523
- **Planned Maintenance O&M Costs – Facilities Management**
 - Jim Gibbs; jg20@cornell.edu, 5-6630
- **Routine & Preventative Maintenance O&M Costs – Facilities Management**
 - Jim Gibbs; jg20@cornell.edu, 5-6630
- **Grounds O&M Costs – Facilities Management**
 - Dan Schied; dgs239@cornell.edu, 4-1655
- **Safety & Compliance O&M Costs –**
 - Facilities Management – Jim Gibbs; jg20@cornell.edu, 5-6630
 - Environmental Health & Safety – Andrew Murphy; amm365@cornell.edu , 4-8519

O&M Frequently Asked Questions (FAQs)

- Who are the Points of Contact for each identified Costs?
- Are there simple rules of thumb methods/criteria that can be used if the info is not forthcoming in a timely manner?

O&M Frequently Asked Questions (FAQs)

- How is the custodial cost for a new facility or renovation calculated?
 - What factors go into the calculation?
- How is the startup cost for dispensers, chemicals and equipment calculated?
- Are there Building Care standards for dispensers?

O&M Frequently Asked Questions (FAQs)

Is there a checklist that we could reference?

DESIGN CHECKLIST OF MAINTENANCE CONCERNS

CONCEPTUAL DESIGN (PRE-EMPTING TYPICAL SHORTCOMINGS)

- Who are the key stakeholders for this landscape (in the Administration, Faculty/Departments, Grounds, Shops, Student Life, Development, student representatives)?
- Have the key stakeholders and end-users been adequately engaged in programming conversations and design review? If not, seek to get them engaged.

- Ha
- ge
- Ha
- prc
- Wi
-

SITE PREPARATION

- Do the design documents provide adequate protection for key landscape assets such as soil and existing trees? E.g. Is required excavation and layback for subsurface utilities and structures accurately represented?
- For salvaged and stockpiled topsoil, do the project specifications provide appropriate limits on the storage of topsoil?

SEASONAL NEEDS

- What
- Does t
- zones
-
- Does the landscape layout allow space up against buildings for staging window washing? Is there an accessible water supply for seasonal cleaning?
- Does the site design provide area for lowering lights and changing light bulbs (if the poles that are being used are hinged)?

For regions where

- Are the paths
- impair access

PLANTING DESIGN

- What are the horticultural deficiencies/limitations of the existing soil? What are the drainage properties of the existing soils and subsoils? Is there adequate healthy soil volume to support the proposed vegetation? Do the drawing:
- If the ex
- Is there
-

SPECIFICATIONS AND MAINTENANCE PLANS

- Do the drawings and specifications address phased planting (successional planting) strategies? Do the standards or guidance for any editing that may be required over time? Consider including a special section or maintenance plan to address this.
- Does the maintenance plan reflect the ability of the current labor force or is it calibrated to the proposed? Actually, it should be both. The proposed design and its associated maintenance plan should reflect

O&M Frequently Asked Questions (FAQs)

If O&M cost increase, list Department Responsible for funding?

- When does this apply?

Deferred maintenance addressed by this project:

- Who they should go to in order to get this number?
- Scenario: If they replace a roof for \$1M but FM had only \$500k mapped to this item as deferred maintenance ...
 - PM can only use number carried by FM
- May require some time and calculations – if you only replaced part of a roof, only updated a portion of a building system or interior finish, etc.

O&M Frequently Asked Questions (FAQs)

How important are these O&M numbers in the PAR? – What do they really do?

Does this really get charged to the College/Department?

Does Building Care or Grounds, etc. see the increased funds to go with the increased work?

O&M Frequently Asked Questions (FAQs)

Timing – what can be included and stated in early Design Phase PAR vs. Construction Phase PAR?

- Acceptable language?

Timing – Don't wait for your bid number to get these O&M numbers for the Construction PAR

- Scope in RFP to properly answer these requests.
- Be working on this at the end of DD when you know the scope of the project
- Review landscape with grounds and finishes with building care, etc.

