

# FM360

TOTAL FACILITY MANAGEMENT

**REDUCING BUILDING MAINTENANCE, SERVICE, AND OPERATIONS COSTS USING TARGETED SERVICE AGREEMENTS**



## FM360: MEETING ALL OF YOUR BUILDING'S LONG-TERM MAINTENANCE AND CONSTRUCTION NEEDS FOR LESS THAN YOUR CURRENT COSTS

Over its lifetime, a building's management costs—operation, maintenance, and service—are often many times higher than the building's original construction cost. Because of this, owners, CEOs, financial managers, and facility engineers must pay extra attention to ways of reducing their annual building overhead costs, and to keep those costs low, stable, and predictable over the long term.



### CUSTOMIZED FACILITIES MANAGEMENT SOLUTION FOR LOWER LONG-TERM BUILDING OPERATIONS COSTS

The FM360 program takes excess costs and uncertainty out of the planning, budgeting, and execution of your annual building maintenance and service operations. With FM360, our team of facility management experts develops a single, targeted maintenance and service agreement customized for your facility requirements, covering all major building maintenance, service, construction and specified repairs.

With FM360, you can significantly reduce your ongoing annual facility management costs, often by as much as 19%.\*

**One-call, round-the-clock access to our large network of expert maintenance, service and repair professionals:** To lower expenses, FM360 gives you the manpower advantage of our expert facilities management team, the team of skilled repair and construction tradespeople who work for the Rudolph Libbe Group of companies as well as our property managers.

**Our buying power reduces your facility management costs:** We negotiate bulk service agreements with our network of service companies and suppliers, which gives you a clear cost advantage compared to the service rates and supply costs paid by individual building owners. With FM360, you receive the benefit of our buying power in the cost reductions you receive in your annual facilities management agreement with us.

\*10-year annual savings example from Fifth Third Field, Toledo, OH.

With FM360, you pay a single annual rate to cover your facility management requirements, keeping your building maintenance and service costs low, stable, and predictable year after year for the life of the agreement.

## ELIMINATE DAILY FACILITY MANAGEMENT PROBLEMS

**FM360** eliminates the daily problems associated with facility maintenance, service, and repairs for your building. With **FM360**, you:

- **Assure your facility is up and running** when you need it to be, even when on-staff maintenance may not be available;
- **Make one phone call to us** to address any building maintenance, repair or construction need, on a 24/7 basis;
- **Receive prompt, reliable service for unexpected and emergency repairs**, such as HVAC service, plumbing, or other unplanned outages;
- **Have an experienced resource** for any specialized repair or construction project required for your facility.

## MAINTAIN YOUR FACILITY'S ASSET VALUE AND REDUCE POTENTIAL MAJOR REPAIR COSTS

**Better daily maintenance and service keeps your facility in top operating condition, maintaining your building's long-term asset value.** Skilled, professional attention to daily building maintenance through **FM360** also helps you identify and repair small problems before they turn into major, expensive repairs in the future.

**For example, our external building, roofing, and paving specialists can identify early repairs required to prevent further damage to building exteriors, roofing, and parking areas:** These pre-emptive repairs, made early, can save many thousands of dollars in more extensive future repairs that often result from these overlooked maintenance areas.



## FM360 COST SAVINGS:

- **Reduce your overhead costs for maintenance staff;**
- **Lower ongoing facility maintenance and service costs;**
- **Cut your costs for maintenance and building supplies;**
- **Keep costs low for building repairs as well as expansion and renovation projects;**
- **Lower energy costs due to improved temperature control and preventive maintenance.**





## **FM360 COVERS ALL OF THE FOLLOWING TASKS FOR YOUR FACILITY:**

- **Temporary or permanent staff to supplement existing facilities staff when an extra hand is needed;**
- **On-site presence by a dedicated FM360 property manager;**
- **Expert inspection of major building areas and systems;**
- **Bulk-rate pricing for all building maintenance supplies;**
- **Tuning and management of HVAC temperature control systems;**
- **One-call, 24/7 access to any major HVAC, electrical, plumbing, building repair, or construction service.**

## **FM360: A COMPLETE RANGE OF FACILITY MANAGEMENT SERVICES**

### **MAINTAIN HIGH STAFF PRODUCTIVITY, TENANT SATISFACTION, AND COMMERCIAL LEASING MARKET APPEAL**

Reliable maintenance and prompt repair available through FM360 virtually eliminates facility downtime due to HVAC, electrical, plumbing, major repairs, or other issues. Planning for outages or emergency response when an unplanned outage occurs saves your company many thousands of dollars in overhead costs, and creates a safe, secure, and comfortable environment for building staff and visitors.

For tenant-occupied buildings, FM360 comprehensive property management services keep tenants satisfied, helping building owners achieve high lease renewals and leasing rates. Better maintenance enhances the condition of the building, supporting its favorable “reputation” in the commercial leasing market, which helps building owners attract and keep high-quality tenants.

### **CONTACT US TO ARRANGE AN ON-SITE FACILITY ASSESSMENT**

FM360 gives you highly customized, 24/7 coverage of all your building’s facility management requirements, creating a productive environment at your facility, at a price that provides you with significant annual and long-term savings. For more information, contact our FM360 Management team:

**866.720.2700** or **FM360@RLGBuilds.com**

A member of our team will visit your site to provide a no-obligation facility operation and maintenance assessment to determine the cost savings available through a targeted service agreement with the FM360 program.

