

A photograph of two young men sitting on a stone ledge outdoors, engaged in conversation. The student on the left is a Black male with curly hair, wearing a grey t-shirt and a blue backpack. The student on the right is a white male with short brown hair, wearing a blue button-down shirt over a dark t-shirt and a blue backpack. In the background, other students are sitting on the same ledge, and a modern building with large windows is visible. The scene is bright and sunny.

INTEGRATED FACILITIES MANAGEMENT ACROSS YOUR DISTRICT

How School Districts Can Optimize
Operations Across Their Facilities Portfolio



A common concern at the forefront of public school districts nationwide is acquiring adequate funding to better foster the student learning experience. Many times schools must make do with what resources they can obtain. With a limited budget and primary focus on the learning curriculum, however, it is easy to overlook another critical aspect of a quality education: the physical learning environment itself. When properly optimized, school buildings deliver an environment conducive to learning, generate greater levels of productivity, and can contribute to the educational goals of the district as a whole.

The inability to direct appropriate funding into areas seemingly considered “low priority,” like deferred maintenance, technical projects, employee training and retention, and vendor/contractor relations results in detrimental operating inefficiencies for the district. Limited access to resources means limited ability to keep up with best practices, innovation and evolving technology, not to mention a limited capacity to properly respond to potential issues that arise. Partnering with a trusted integrated facilities management (IFM) provider can help school districts of all sizes improve operations, address long- and short-term needs, and contribute to a more productive learning environment while still managing a fairly tight budget.

IFM has emerged as a preferred strategy for managing multiple support services across an array of buildings. IFM provides school districts with complete transparency and control of facilities management at all locations within their building portfolio. Through an integrated model, districts gain visibility into each location’s service quality, costs and risk.

Benefits are realized through the district’s collective purchasing power, as well as through partnering with one preferred service provider.

In IFM, a single partner provides a range of hard and soft services, including:

- Building maintenance
- Equipment & operational maintenance
- Cleaning
- HVAC
- Electrical
- Pest control and more

Additional advanced capabilities include:

- Energy management & engagement programs
- Building commissioning
- Systems optimization
- Diagnostics
- Condition assessments
- Capital program oversight, among others

In this service delivery model, a school district achieves transparency of spend and performance, as well as the confidence that its standards are delivered consistently across the entire district portfolio.

7 PORTFOLIO **BENEFITS** OF INTEGRATED FACILITIES MANAGEMENT

Districts choosing an integrated facilities management model reap several critical benefits, including network standardization, financial transparency, improved decision-making, an affiliate network of partners, comprehensive coverage, and the freedom to focus on the core mission of education and student development.

► **Realize Consistency in Service Quality**

A single provider brings a consistent approach to quality control and assurance. Whether work is self-performed or contracted with an experienced affiliate network, proven protocols for service delivery exist universally. For example, asthma is one of the leading causes of school absenteeism. Recent advancements in cleaning technology offer an ideal opportunity to create healthier environments for students, teachers and staff. Facility owners acquire peace of mind that service levels, cleanliness scores and facility performance are consistent across their entire portfolio.

► **Streamline Billing Down to a Single Invoice**

Consolidating invoices provides greater insight into your operation, thereby leveraging geographic density and purchasing power. Optimization opportunities include reduction or elimination in vendor trip charges, more favorable hourly rates, streamlined back-office operations, and reduced frequency.

Imagine if all your maintenance ticket items were reduced by as much as **5 to 15 percent** over time!





► **Gain Transparency for Improved Decision Making**

IFM aggregates critical data from all sites into one central hub. Districts attain big-picture strategic value — including actionable insights that apply to the entire facility portfolio. Data insights can improve overall facilities management, including service delivery, quality, efficiency and cost. For example, a specific piece of equipment, such as a pump, may be considered standard and specified for every location in the facility portfolio. However, the performance of that pump may be unreliable and expensive for each location to maintain. Aggregating the performance and maintenance records of that pump across the portfolio allows the owner to conclude if a different pump might be needed. A robust knowledge base also improves an owner's short- and long-term facilities planning efforts.

► **Reduce Costly Reactive Maintenance**

Managing all facilities services with a single experienced partner positions districts to become proactive instead of reactive. This ensures maximum uptime dependability and optimizes budgeting and spending. For example, an IFM partner monitors all sites' HVAC systems from one dedicated hub. This approach ensures precise knowledge of when building systems need to be serviced, repaired or replaced. Furthermore, incorporating predictive maintenance technology enables districts to identify equipment failures before they occur, avoiding costly program interruption and expensive corrective action.

► **Secure Access to Broader Facilities Solutions**

Drawing from the widest number of subcontractors possible ensures the right vendor is selected for each building site and function, including both large national providers and small local enterprises. Facilities partners leverage their extensive purchasing power and economies of scale to generate a better return on value for the district. This also allows them to continuously monitor and enforce service necessity, volume usage, quality, performance, cost and output value. The management hub provides a structure to achieve cost-saving goals, such as eliminating trip charges, callbacks and project do-overs. Contractors and service providers are held accountable for maintaining quality levels and service pricing. The facilities partner leverages a database of preferred service providers for use in multiple locations — remote or highly populated. An approved and vetted affiliate network delivers lower pricing, higher efficiency and consistent quality output.

► **Remain Current with Industry Best Practices**

When managed under one professional and experienced provider, school districts capture advanced capabilities to improve facilities performance. For example, professional partners understand the school system as a whole entity versus individualized buildings. They also bring advanced technology and best practices in facilities management, such as engineering, commissioning, energy management and reliability-centered maintenance. Subject matter experts and dedicated R&D teams keep your district at the forefront of a quickly-changing industry. Obtain peace of mind knowing your district remains a leader in best practices and trending technology to better optimize the learning environment.

► **Improve Focus on Core Operations, Goals and Mission**

Facilities management is not a superintendent's or principal's core business — rather, it is a support function critical to creating an environment conducive to learning, teaching and achievement. Facilities management partners are expected to be self-sufficient, efficient and a partner in the district's broader desired outcomes. By adopting an IFM approach, school districts are freed from most of the burdens of facilities services that detract from delivering a quality experience to engaged students. An IFM partner allows districts and their schools to focus on their core mission of education.



4 STEPS TO **TRANSITION** TO AN INTEGRATED FACILITIES MODEL

Making the transition to integrated facilities management requires several steps. These four steps will take school districts from the chaotic and costly system of managing maintenance needs independently, to streamlined, efficient and transparent integrated facilities management.

STEP 1

Understand the Current Cost and Scope of Your Operation

Calculate the costs of managing your current operating model. Note that aggregating the true cost of facilities management may be difficult to achieve. An experienced IFM partner can help in this effort.

STEP 2

Analyze Service-Level Quality

Are new approaches and best practices brought to your school system proactively? A standard delivery model begins here.

STEP 3

Analyze Insurance Risk Coverage

Look for gaps in risk coverage at each location. Is your operation truly covered and consistent across the facilities portfolio?

STEP 4

Partner with a Reputable IFM Provider

Reputable providers can demonstrate how the IFM model can increase efficiency, consistently deliver quality services, lower cost and eliminate risk at every location. Look for partners with proven technology and a robust affiliate network of service contractors.



IFM PARTNERS OFFER **TRANSPARENCY**, CONSISTENT SERVICE QUALITY AND COST EFFICIENCY

If your school system is struggling to gain greater control over facilities management service quality, costs and risk, the integrated service management model is an ideal solution. With the ability to both self-perform and contract through an extensive vendor network, Aramark can deliver on each school's needs while contributing to the overall district's goals. Our vast expertise will ensure that our delivery model supports your schools at optimized levels of service, efficiency and cost savings so you can focus on your core business knowing your facilities are well managed.

CONTACT ARAMARK TODAY!

