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## Plan To Prevent, Don't React and Disrupt

An important part of your strategic and long term financial planning process should include a review of your building and facilities infrastructure. Identifying the annual preventive maintenance expenses and knowing when to replace facility assets before they fail is critical to long term asset sustainment and financial responsibility. Each facility asset has a life cycle and knowing when the item is nearing the end of its functionality is a key strategic indicator for financial planning.

Facility assets include:

- Heating, Ventilation, Air Conditioning (HVAC) Systems
- Structural Systems including roofs, walls, floors, ceilings, doors, windows
- Electrical Systems including power distribution, emergency power units
- Plumbing Systems including water and gas supply, drains
- Utility Systems
- Exterior Paving Systems including parking lots, driveways, sidewalks
- Security Systems
- Exterior Landscaping Systems

Team Facilities Inc was founded 13 years ago to help organizations manage their facilities infrastructure and long term strategic facilities planning. It involves a 6 step process that can be integrated into an existing client program or customized for complete facilities support.

1. Identify – Perform a Facilities Condition Assessment
2. Document – Create a Facilities Asset Database
3. Plan – Create a 10 year Facilities Asset Management Plan that Repeats
4. Execute – Generate Preventive Maintenance (PM) Schedules
5. Manage – Provide Facilities Management Support for the Plan
6. Review – Provide Feedback on Plan Performance

A large number of organizations currently do not focus on strategic facilities planning and commit to “Run To Failure,” waiting until assets fail before replacement. This is a decision that is costly and can disrupt or even shutdown an organization’s operations. However, building a capital fund to cover asset replacements is not easy or always understood since it may not be evident when an asset’s life cycle is ending or has passed. Assets, such as roofs and parking lots that have passed their end of life cycle or have failed, require additional spending that could have been avoided if the asset had been maintained. Additionally, asset life cycles can be extended when the correct amount of preventive maintenance has been performed over the life cycle period.

Our mission at Team Facilities Inc is simply helping people improve the success of their organization or business which in turn will improve the world we live in. We do this by creating a strategic facilities plan to reduce or remove facility issues, obstacles, and distractions that interrupt focus on core operations.

Contact us at 248.258.6115 or on the web at [TeamFacilitiesInc.com](http://TeamFacilitiesInc.com)