

# FM360

TOTAL FACILITY MANAGEMENT

**REDUCING MAINTENANCE, CONSTRUCTION AND OPERATING COSTS  
USING RUDOLPH LIBBE GROUP FM360 SERVICES**





## SEVEN BENEFITS TO YOUR BUSINESS THROUGH PROFESSIONAL FACILITY MANAGEMENT SERVICES THAT HELP STABILIZE AND/OR REDUCE OPERATING COSTS:

1. One point of contact for all property maintenance, service and construction projects.
2. Access to help with budgeting long-term operating costs as well as project needs.
3. Lowest-cost access to service and construction professionals as well as supplies for every building maintenance need.
4. Right-sized scope of work to save on building maintenance costs.
5. Right-sizing your staffing needs to keep personnel costs low.
6. Analysis of energy expenses to determine additional savings on building operating costs.
7. Development of an emergency service plan to avoid business interruption costs.

## WE MAINTAIN THE ROUTINE SO YOU CAN FOCUS ON YOUR BUSINESS

Routine building walk-through assessment to find deficient items

Monthly inspections of fire extinguishers and exit lights

Supplemental staffing as/when needed

Minor plumbing repairs

Emergency response planning

Interior/Exterior light bulb, ballast, switch and receptacle changes

Drywall patching and painting

Install new doors and frames

Replace damaged carpet/ceramic tile

Furniture moves

Capital construction project coordination

Sub-contracted services coordination including landscaping, snow removal, and window cleaning

Annual and capital budgeting

Utility procurement

**MUCH MORE...**

## ELIMINATE DAILY FACILITY MANAGEMENT PROBLEMS

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

- **Are assured 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

**Consistent maintenance keeps your facility in top operating condition, strengthening 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.

Our buying power reduces your facility management costs: We negotiate bulk buying agreements with our network of service companies and suppliers, providing a clear cost advantage compared to what individual building owners pay. The benefit of our buying power is reflected in cost reductions within your annual FM360 agreement.



## FM360 COST SAVINGS:

- **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;**
- **Right-size maintenance staffing to fit building needs;**
- **Lower energy costs due to improved temperature control and preventive maintenance.**



# FM360: A COMPLETE RANGE OF FACILITY MANAGEMENT SERVICES

## FM360 SERVICE OPTIONS

Whether you are looking to supplement your current team with on-call maintenance service, or if you require a comprehensive facility management package, FM360 has options to meet your needs:

### 1. ON-CALL:

With an FM agreement, we are available to help handle any basic or emergency need 24/7/365.

### 2. CONSTRUCTION SERVICES:

The FM360 team can handle construction work and projects of all types and size.

### 3. FM360 SUPPLEMENTAL:

For facilities with an in-house team but a need to supplement for specialty work, vacation coverage or emergency help, the FM360 team can provide facility professionals immediately or on an as-needed basis. It's an ideal solution for part-time or temporary needs.

### 4. FM360 TOTAL:

One-call access to a dedicated FM360 property manager for all facility management and construction services.

**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 us at:**

**866.720.2700 or [FM360@RLGBuilds.com](mailto:FM360@RLGBuilds.com)**

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

Learn more at [RLGbuilds.com/FM](http://RLGbuilds.com/FM).

## 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.

