

A low-angle, upward-looking perspective of several modern skyscrapers with glass facades. The entire image is overlaid with a semi-transparent blue filter. The buildings are arranged in a way that they appear to converge towards the top of the frame, creating a sense of height and scale.

qlair

# 20 Facility Management Strategies

*To Reduce Operating Costs*

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1

## Utilize a preventive maintenance plan (PMP) for operating efficiency

*Implementing a preventive maintenance plan has been proven to:*

- ✓ Reduce maintenance costs and machine failures
- ✓ Decrease downtime for repairs
- ✓ Increase service life of parts
- ✓ Increase production
- ✓ Improve operator safety
- ✓ Raise your company's bottom line

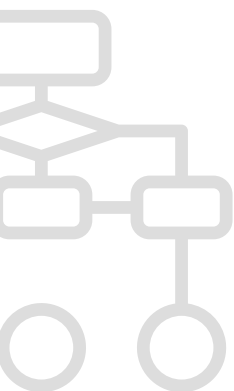


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## Create replicable maintenance procedures (and cut unnecessary ones)

*One way to reduce your labor costs is by simplifying your maintenance protocol.*

Creating standard, replicable processes internally for each stage in your operation will not only reduce management efforts but could significantly reduce labor hours needed.



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## Pool the costs of multiple facilities together

If you manage several facilities, you should consider leveraging economies of scale to cut back on operating costs. If you send out multiple facilities to bid each year, you are likely to achieve the best prices for things like electrical, mechanical, maintenance and more.

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## Implement an occupancy-based ventilation schedule

The data is clear, and the value is immense—occupancy-based ventilation is a viable solution to cutting unnecessary energy expenditure. This was illustrated when a California casino used [predictive analytics](#) to discover times of the day where ventilation could be reduced.

[There is a case study about it here.](#)

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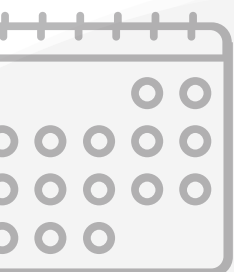
## Monitor your HVAC system very, very carefully

Replacing an HVAC system for a large facility can mean tens of thousands of dollars in operating costs. It is recommended that you set up continuous monitoring of this asset using BAS and IoT remote monitoring device like [qlair](#).

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## Take a look at your indoor air quality (IAQ)... it could save you thousands

Indoor air quality has become a growing concern over the years for facility management and their tenants. Monitoring and optimizing your IAQ is not only being responsible to your tenants, customers, and workers, but can mean thousands of dollars in energy savings each year. You can see how a California university saved \$7,000.00 in their athletic facility alone by taking control of their indoor air, [here](#).



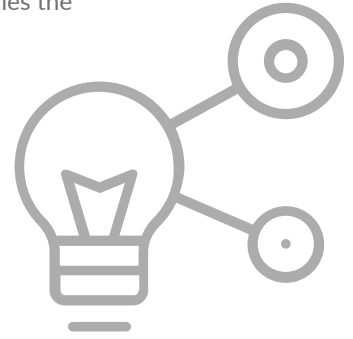
## 7 Use variable frequency drive on your equipment

Utilizing a variable frequency drive (VFD) is a good way to realize significant savings by operating equipment motors more efficiently. VFDs are motor controllers that varies the frequency and voltage supplied to an electric motor.

## 8 Upgrade your lighting, yesterday

*Upgrading to LED light bulbs is a no-brainer. These highly efficient light bulbs have been shown to:*

- ✓ Use at least 75% less energy
- ✓ Last up to 25x longer, than incandescent lighting



## 9 Use an IoT-enabled monitoring system with your Computerized Maintenance Management System (CMMS)

If you are using a building system to report changes after implementing energy savings initiative, your equipment needs to be audited regularly to make sure that the equipment is not overworking itself.

[Use a platform like qlair](#) to track and monitor the efficiency of your HVAC. It could save thousands.

## 10 Implement software to make your job easier, and more productive

Adding a building automation system (BAS) will undoubtedly provide a good bang for your buck. These highly intelligent systems have API integration options that will truly make your job easier as a facility management professional.

## 11 View energy efficiency as an investment strategy

- ✓ Over 50 percent of managers and business leaders in mid-to large-sized commercial facilities view energy efficiency as a proven operating and investment strategy, according to DNV GL (dnvgl.com).
- ✓ Over 80 percent of those who have taken steps to save energy reported at least one positive business benefit, such as lower operating costs or higher worker productivity.

## 12 Get a baseline of your current energy consumption

Know how much your spending where and when now, so that you can plan and adjust for the future.

## 13 Itemize your building's energy usage

It is crucial that you know exactly where your energy consumption is coming from in order to find areas to optimize.

## 14 Seek out stable, long-term energy costs

If you have control over which energy provider your facility uses, make sure to do your due diligence when researching potential options. The differences may seem miniscule, but over time these can add up to large cost savings for your facilities.



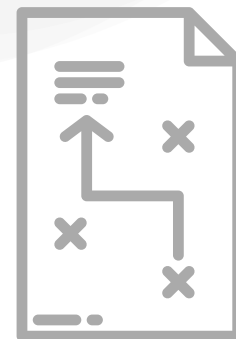


## 15 Seal up your ducts

Sealing and insulating your air ducts can reduce up to 20% of a cooling system's energy consumption

## 16 Retrofit existing building systems

Retrofitting often involves modifications to existing commercial buildings that may improve energy efficiency or decrease energy demand. Energy-efficiency retrofits can reduce the operational costs, particularly in older buildings, as well as help to attract tenants and gain a market edge.



## 17 Train your employees and technicians correctly

Structure your maintenance processes in a manner that will lead to a streamlined and efficient operation. In addition, make sure you train your employees are trained properly to avoid repetitive maintenance.



## 18 Ensure safe work practices

If your technicians and maintenance workers are handling their tasks with care and caution, they are much less likely to hurt themselves or the machine. Both of which can be very costly.

## 19 Seek continuous improvement

If you are serious about reducing operating costs, then you need to be consistent in your efforts. Reducing operating costs often requires continuous process improvements and new research.



## 20 Think long term

Facility management should view each of their decisions as an investment for the future. Make sure to consider the return on investment (ROI) of implementing whatever decision you come to.

### Get a Building Assessment

Ready to find ways for improvement and cost savings in your building? Schedule a meeting with a qlair team member and tell us about your building and pain points, and we'll set up an assessment for you.

[www.i-qlair.com](http://www.i-qlair.com)