



PRO2.5

FM-compliant planning

Objective

Our objective is to adequately take into account the requirements of facility management for later building operation as early as in the planning phase. This enables optimal operation of the building by users and service providers.

Benefits

An early review of the areas with regard to the requirements resulting from the building operation and operating cost projection enables later operating costs and effort to be significantly reduced by means of simple measures. In addition, the analysis and optimisation of user-related and use-related energy consumption supports the energy efficiency of the entire building and thereby results in lower operating costs.

Contribution to overriding sustainability goals



CONTRIBUTION TO THE SUSTAINABLE DEVELOPMENT GOALS (SDGS) OF THE UNITED NATIONS (UN)

CONTRIBUTION TO THE GERMAN SUSTAINABILITY STRATEGY



Moderate

7.3 Energy efficiency
12.2 Use of natural resources

7.1.a/b Resource conservation



Outlook

Ideally, this criterion can be omitted entirely in a few years, once the aspects addressed by the criterion have become standard.

Share of total score

	SHARE	WEIGHTING FACTOR
Office	0.5%	1
Education		
Residential		
Hotel		
Consumer market		
Shopping centre		
Business premises		
Logistics		
Production		



EVALUATION

The extent to which later optimal operation of the building has already been taken into account in the planning process is evaluated here. In addition to performance of an FM check for the project (indicator 1) and creation of a detailed operating cost projection (indicator 2), points are also awarded for creation of a concept for optimisation of user-related and use-related energy consumption (indicator 3). In this criterion, a maximum of 100 points can be awarded.

NO.	INDICATOR	POINTS
1	FM check	
1.1	Performance of an FM check Performance of an FM check for the project with regard to accessibility, operational routing and space utilisation	30
2	Operating cost projection	
2.1	Detailed operating cost projection Creation of a detailed operating cost projection	40
3	User-related and use-related energy consumption	
3.1	Optimisation of user/use-related energy consumption	Max. 30
	■ Optimisation of the user-related and use-related energy consumption	+15
	■ Creation and implementation of a metering concept relating to the facilities that have an impact on energy consumption	+15



SUSTAINABILITY REPORTING AND SYNERGIES

Sustainability reporting

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NO.	KEY PERFORMANCE INDICATORS (KPIs)	UNIT
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Synergies with DGNB system applications

- **DGNB OPERATION:** The operating cost projection supports compliance with criterion ECO9.1, indicator 4.1 of the Buildings in Use (BIU) scheme.
- **DGNB INTERIORS:** Indicators 1 and 3 can to some extent be used in criterion PRO1.8, indicators 1.3 or 1.4 and 2 of the Interiors scheme (version 2018).
- **DGNB RENOVATED BUILDINGS:** The results of indicator 3 can be used in criterion PRO1.5, indicator 1 of the Renovated buildings scheme (application NBV15).



APPENDIX A – DETAILED DESCRIPTION

I. Relevance

To ensure optimal operation of the building, the relevant processes and areas must be taken into account as early as in the planning phase.

II. Additional explanation

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III. Method

Indicator 1: FM check

Objective: Optimisation of planning with regard to sustainable building operation.

Analysis of planning of the building in terms of accessibility, operational routing and space utilisation with regard to sustainable operation of the building. This includes:

- Detailed examination of the areas relevant for operation (e.g. rubbish disposal rooms, delivery zones, material storage and storage for cleaning supplies) with regard to factors such as size, accessibility and layout
- Detailed examination of the area qualities (including floor and wall coverings, lighting, ventilation, water supply, waste water drainage, cooling and heating)
- Detailed examination of façades, floor coverings and building structures with regard to cleaning parameters (e.g. accessibility, area efficiency, cleaning friendliness and occupational safety)
- Evaluation regarding operational processes, organisation and workflows
- Detailed examination of the building technology with regard to operation (e.g. ease of maintenance and accessibility of components relevant for maintenance)
- Ensuring guidance options (possibilities for orientation) are available for users and operators within the building

Indicator 2: Operating cost projection

The objective is optimisation of planning with regard to cost-effective operation of the building.

To this end, an assessment of the future operating costs on the basis of the operating concept and the special characteristics due to the building's users must be carried out. The following cost types in accordance with GEFMA 200 and services in accordance with GEFMA 100 must be recorded in the operating cost projection:



Infrastructure services:

- General cleaning (GEFMA 6.510)
- Glass cleaning (GEFMA 6.521)
- Facade cleaning (GEFMA 6.522)
- External cleaning (GEFMA 6.570)
- Winter services (GEFMA 6.570)
- Gardening services (GEFMA 6.570)
- Reception services (GEFMA 6.600)
- Safety and security (GEFMA 6.130)

Technical services:

- Operation (GEFMA 6.310)
- Periodic review (GEFMA 6.320)
- Inspection and servicing (GEFMA 6.332)

Energy costs:

- Heat (GEFMA 6.413)
- Electricity (GEFMA 6.415)
- Water (GEFMA 6.411)

Municipal charges:

- Waste water fees (GEFMA 6.436)
- Street cleaning (GEFMA 6.755)
- Property tax (GEFMA 6.754)

Indicator 3: User-related and use-related energy consumption

An appropriate energy saving concept is created for consumers such as lifts, escalators, effect and façade lighting, displays and user equipment that are not recorded via the EnEV 2014. This concept must be taken into account in the planning process in order to identify potential improvements, which are then documented accordingly.

As part of the planning process for the building, a metering concept for recording the user-related or use-related energy consumption must also be created together with the client or a representative of the later users of the building, and must be established on the basis of the consumers, zones, rental spaces or use spaces that are to be recorded. The metering concept put in place by the client should enable a verification concept for the FM for optimisation of operation with regard to the energy demand.



APPENDIX B – DOCUMENTATION

I. Required documentation

Indicator 1: FM check

- Confirmation by the client/building owner that an FM check has been carried out in accordance with the method defined above

Indicator 2: Operating cost projection

- Confirmation by the client/building owner that an operating cost projection has been carried out in accordance with the method defined above

Indicator 3: User-related and use-related energy consumption

- Confirmation by the client/building owner that an energy saving concept has been created in accordance with the method defined above for the user-related or use-related energy consumption



APPENDIX C – LITERATURE

I. Version

Change log based on version 2018

PAGE	EXPLANATION	DATE
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II. Literature

- DIN 31051:2012-09. Fundamentals of maintenance. Berlin: Beuth Verlag. December 2012
- VDI 6009 Facility Management – Praktische Grundlagen und Anwendungsbeispiele [Practical basics and application examples]
- Sustainable Development Goals icons, United Nations/globalgoals.org