

C
O
R

Creating
Operational
Reality

OPERATIONAL DESIGN MODEL

Rethinking Planning, Design and Construction

20 years
of experience

over
22 000 000
ft² of projects

over
40 different services
consultants

From initiation to O&M






THE ISRAELI NATIONAL POLICE
ACADEMY 690,000 ft²






**THE IDF TRAINING CAMPUS
IN THE SOUTH OF ISRAEL** 2,600,000 ft²





BEIT HAYEDIDUT, JERUSALEM



RA'ANANA CITY SQUARE



THE COMPREHENSIVE SCHOOL (YUD DALET)



PIERRE KOENIG PARKING LOT, JERUSALEM



GATEWAY JERUSALEM - CITY ENTRANCE



THE COMPREHENSIVE SCHOOL (YUD GIMEL)

And many more from private to Municipal projects from initiating through the O&M stage

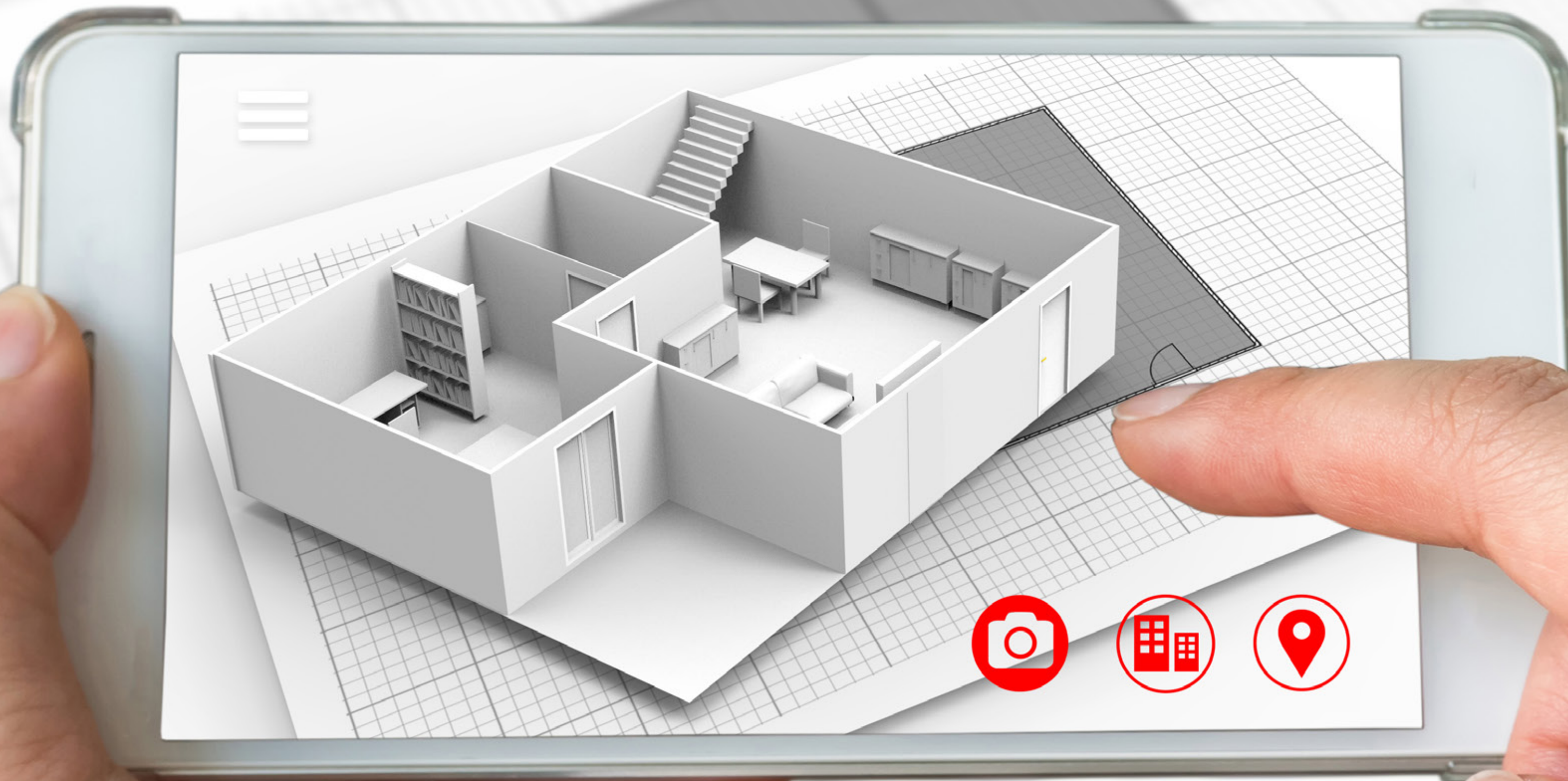


idea?

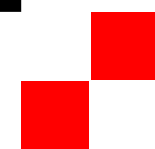


30%?

AUGMENTED REALITY IN ARCHITECTURE



LEARNING OBJECTIVE



01

Learn and fully understand a new model for managing the facility management life cycle

Understand the price we pay for using the old model

02

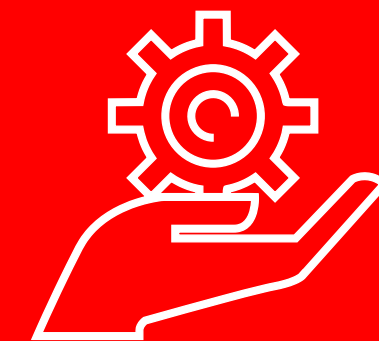


03

Get hands-on tools for managing the new model

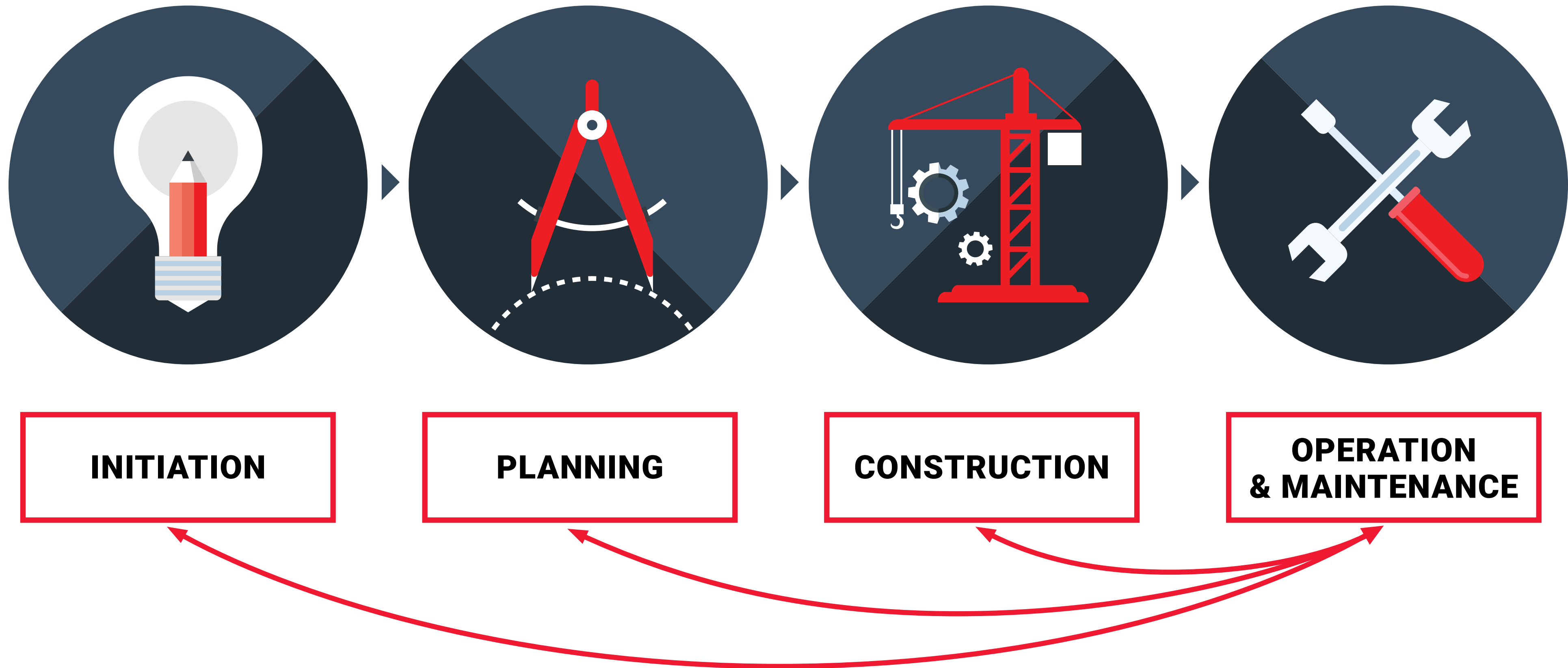
Learn about an active FM role throughout the facility management life cycle especially in the Planning and acquisition phase

04





OPERATIONAL DESIGN MODEL



INITIATION PHASE

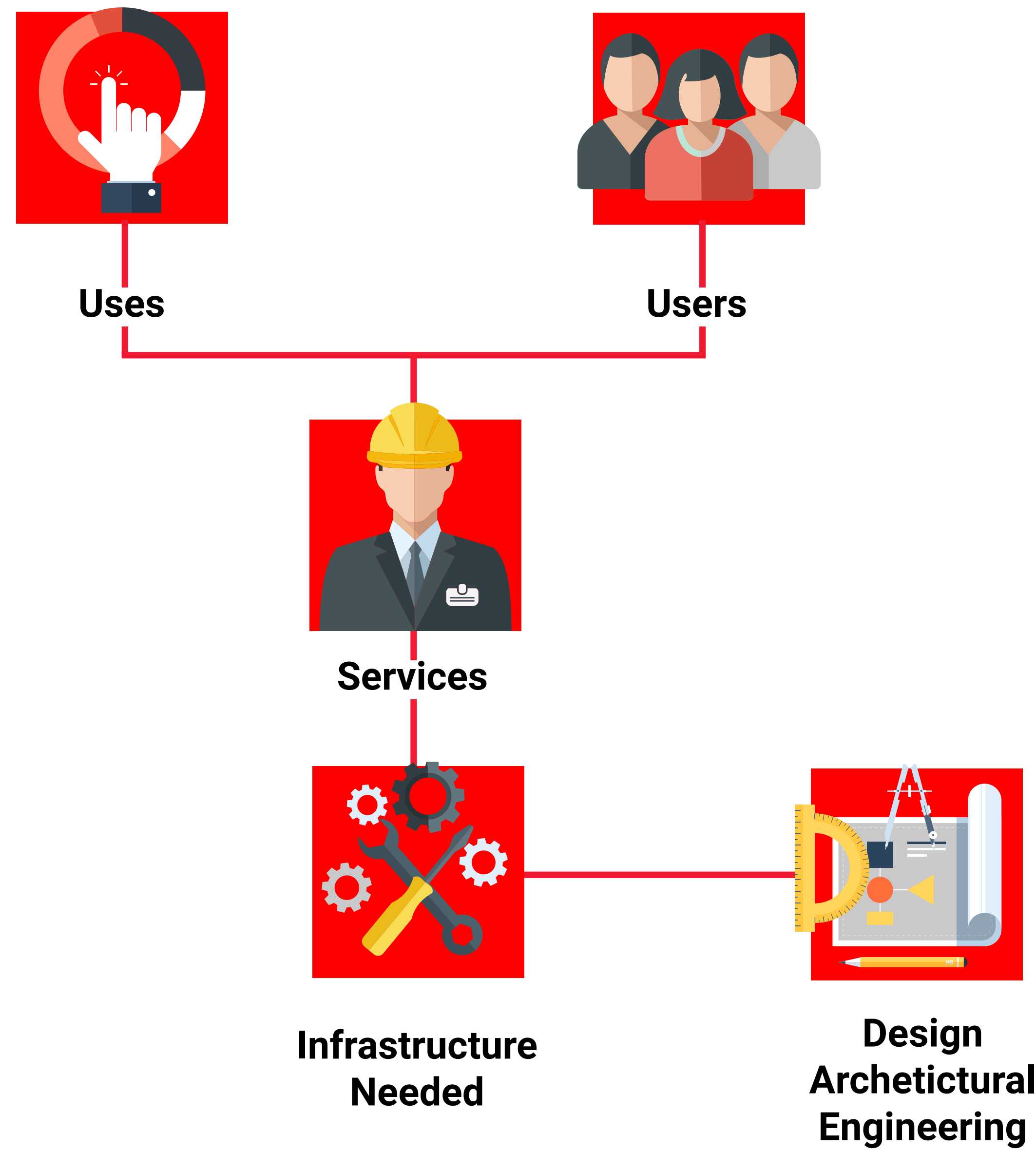
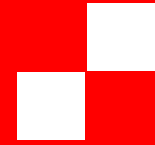
■
**Need
Assessment**

■
**Operational
Program**

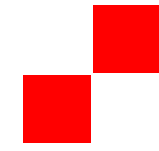
■
Budget

■
**Bid
Specification**

NEED ASSESSMENT



OPERATIONAL PROGRAM



01

Reduce changes

02

Reduce the operational problems

Spaces

Affinity

Traffic

Interfaces

Supply

Access

Garbage flow

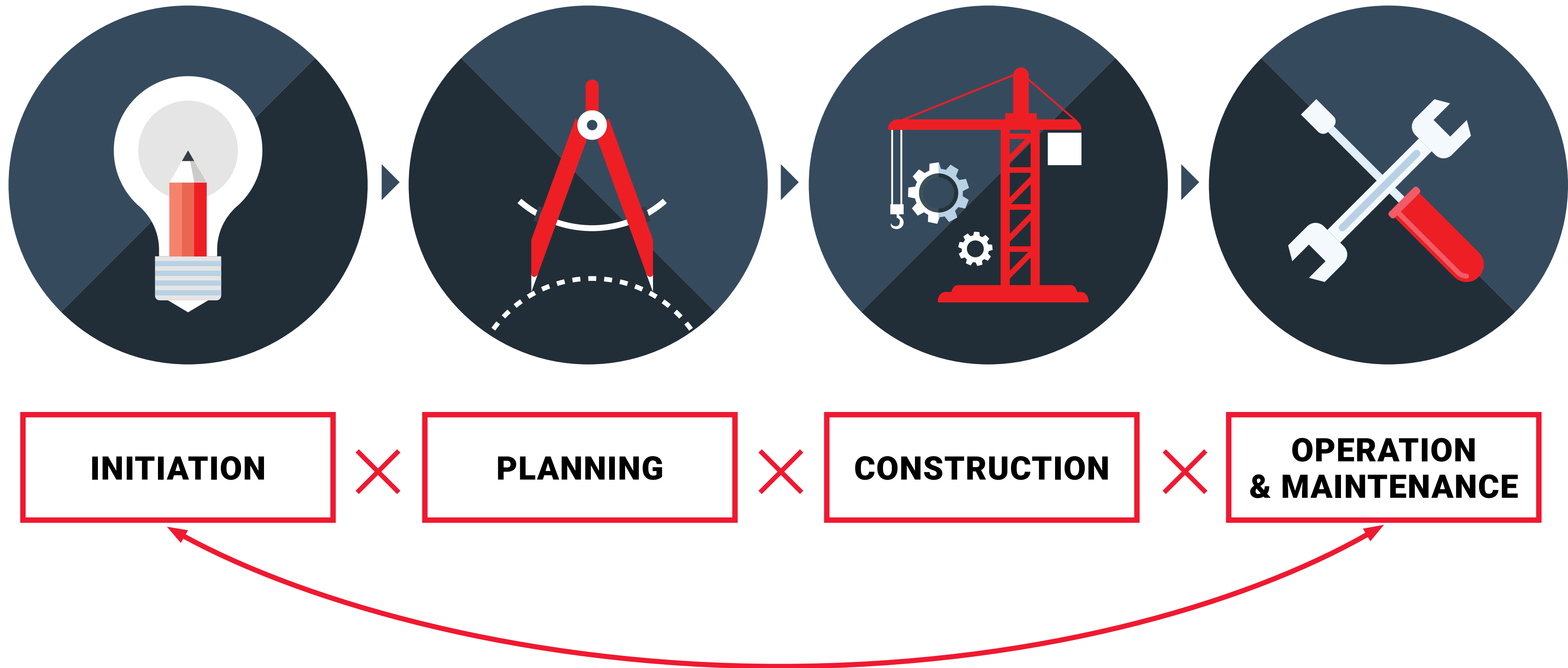
Signage

Information systems

DESIGN CHALLENGES



INFORMATION FLOW



PLANNING PHASE

01

Plan:
all the operational program
function

02

Simulate:
actually operating the facility
(using the operational program)

03

Build Stakeholder support:
influence and approve
the design

CONSTRUCTION PHASE



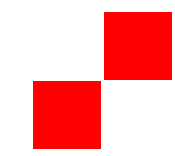
Preparation



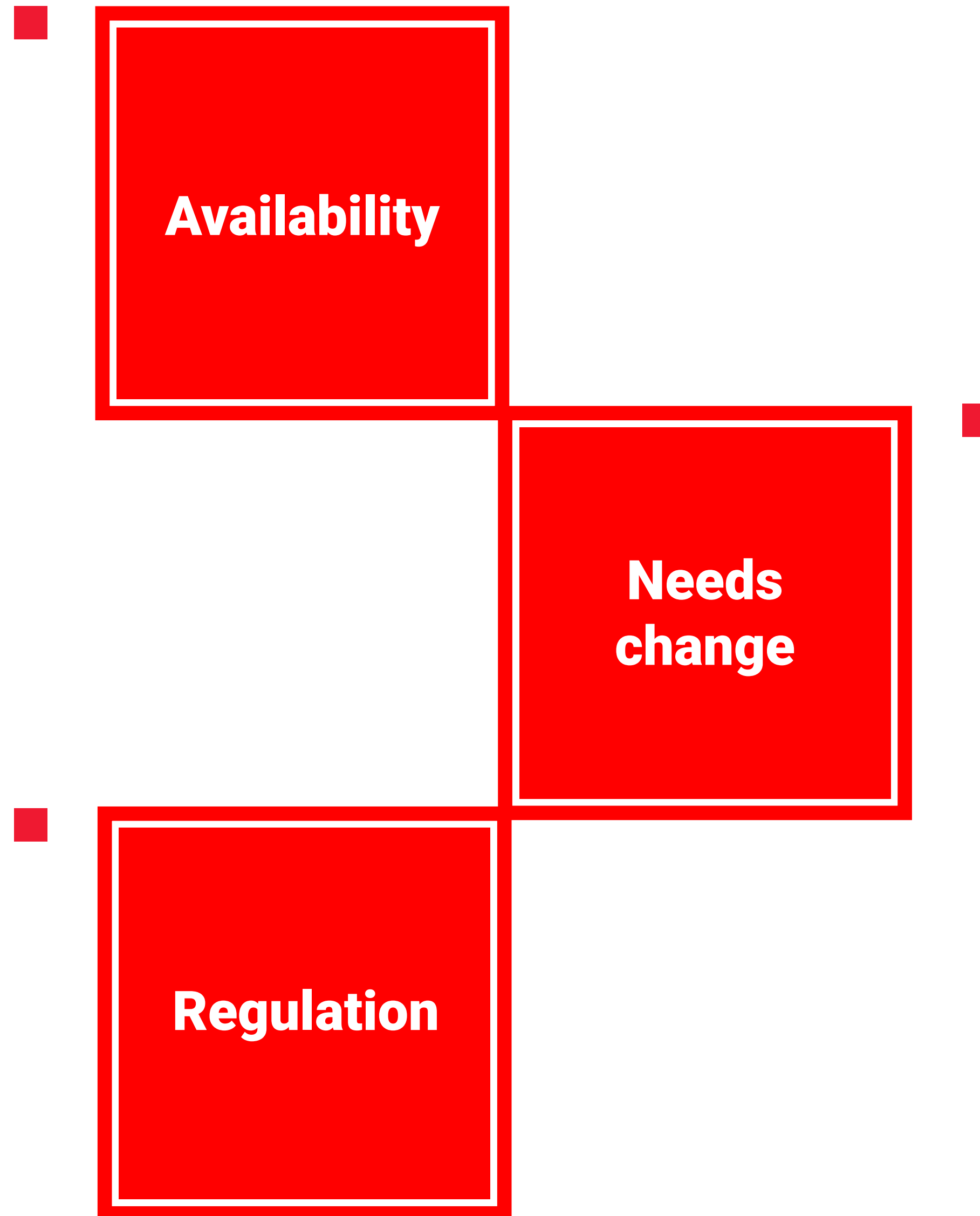
Construction



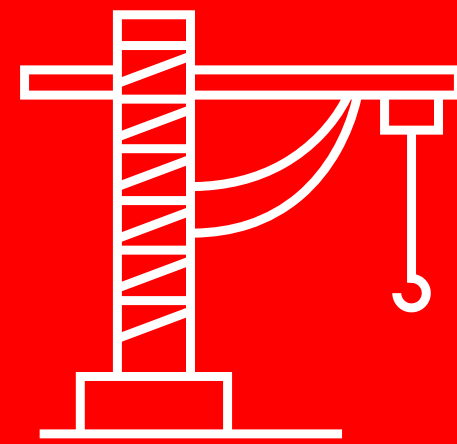
Inspection



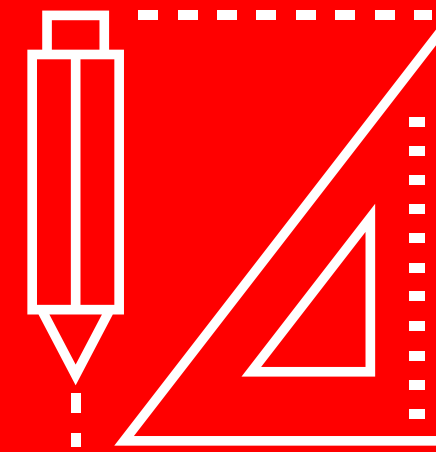
CHANGES IN BUILDING SPECIFICATIONS



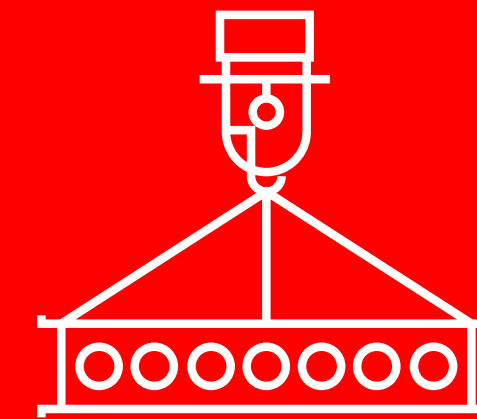
FACILITIES INFORMATION



Equipment Information



As Made Plans



Material Information



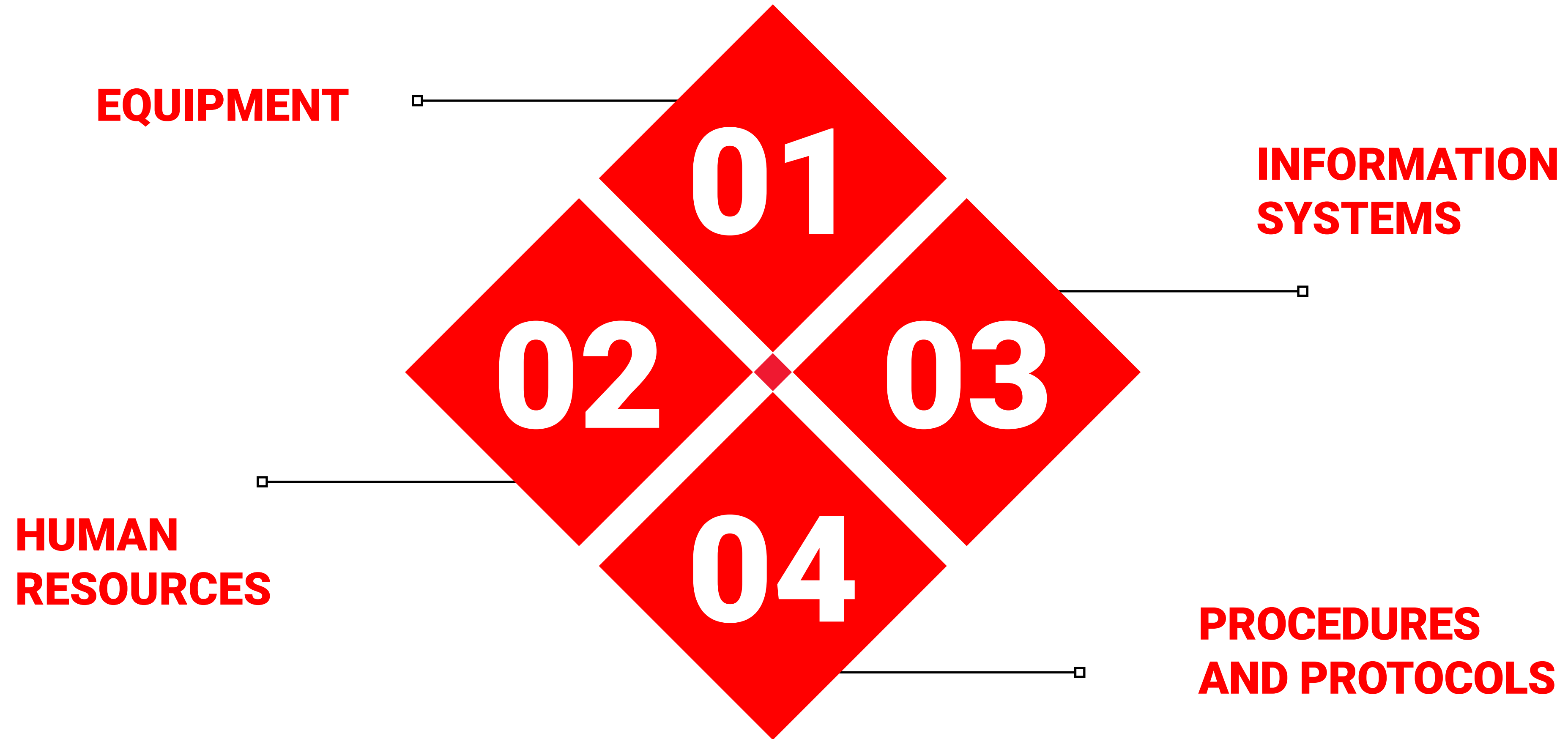
**PREPARING
THE FACILITY
TO THE O&M
STAGE**

CONSTRUCTION



O&M PHASE

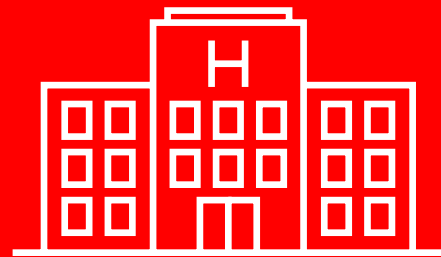
O&M ELEMENTS



PROJECT COMPLEXITY

■ hospitals

01



■ hotels

02



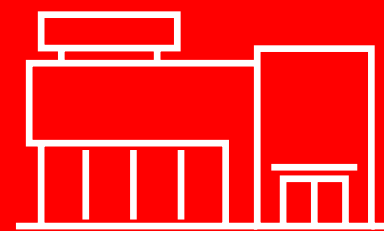
■ campuses

03



■ supermarkets

04



■ warehouses

05

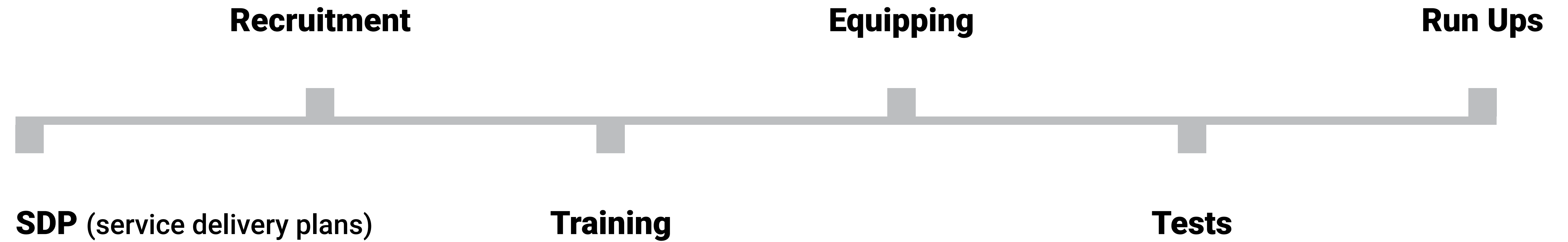


■ residential houses

06



■ ■ PREPARING THE FACILITY TO THE O&M STAGE



CONCLUSION

- **Reduce O&M problems**
- **Early phase planning decisions**
- **Irreversible actions**
- **Buildings usability and lifetime value**
- **Relatively moderate cost**
- **Systematic approach**
- **FM role**



 **THANK YOU**

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