



FACILITIES MANAGEMENT SPECIALISTS

Professionals Providing Solutions

PAE (NZ) Limited

**Presentation to Constructors
Group – Asset Management
in Facilities Management
Ulf Schutze**



About PAE (NZ) Ltd

- We are a national provider of Comprehensive Facilities Management Services in NZ
- Established in NZ in 1991, currently 400 staff
- PAE focuses on building long term facilities partnerships with our clients
- We have long associations with clients such as NZDF, Genesis Energy, Fonterra, University of Auckland, Auckland Hospitals and Methanex
- We operate in the Food, Manufacturing, Energy, Education, Defence Force and Healthcare sectors

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Project NZDF Northern Region

Contract Scope

- Long Term - 5+5 years
- Based on Partnership approach
- Covers approx 20 sites from Whangarei to Rotorua
- Scheduled, Unscheduled, and Planned Maintenance
- NZDF and PAE teams co-located
- **Teams selected for their partnering experience**

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NZDF Assets Background

Historically

- Operationally driven over future proofing
- Decades of underinvestment in property and infrastructure
- Widespread asset types and functions.
- Aging estate.
- High maintenance costs per sq m
- No funding to fully support an effective Asset Management strategy

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Asset Management (AM)

First steps

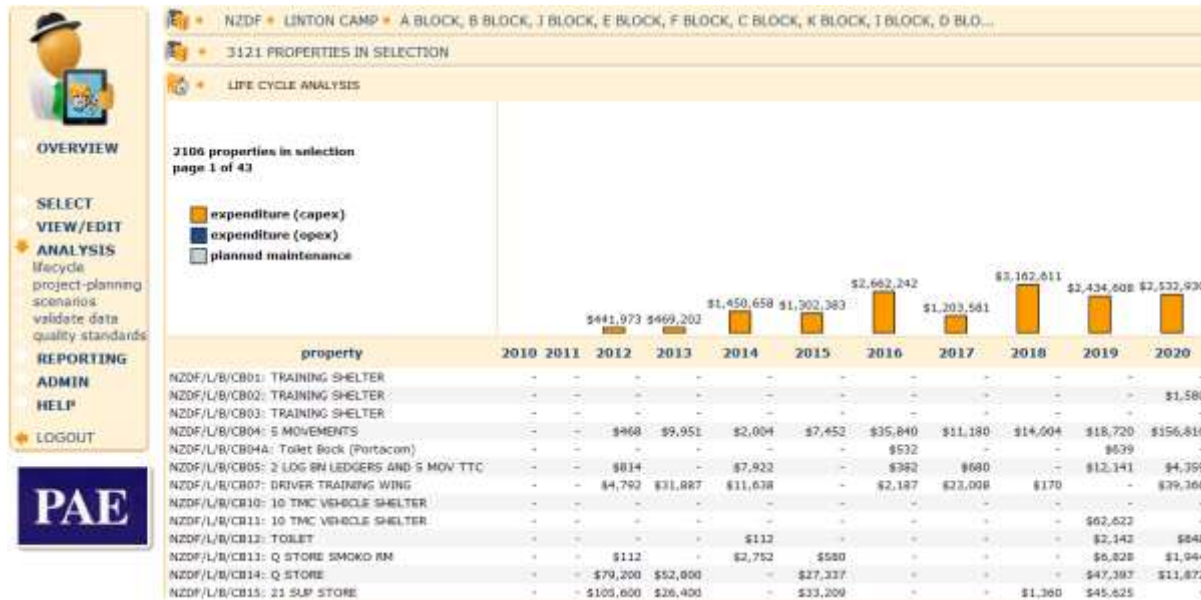
- 10 year partnership allows investment in AM
- Using SPM Assets as preferred system
- Can link to the NZDF ILFMS System
- On the ground condition surveying of buildings, systems and infrastructure
- Build big AM picture
- Future forecasting/budgeting/decision making

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Smarts – AM with NZDF

- Concentrate on the higher value assets
- More planned maintenance – moving away from unscheduled
- On the ground replace rather than repair – Value comparison
- Effort to reduce number of high maintenance cost, low value older buildings
- Collaboration between partners – Shared information

Asset Management



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Summary

- Partnering – shared vision
- Savings in scheduled and unscheduled maintenance reinvested in planned maintenance and replacement programme
- Projects identified well in advance – Years ahead
- Challenge to increase value of assets over time – Measurable
- Enjoyable and exciting.