

# The Future of Facility Management

## SUMMARY

See how Absolute Facility Solutions has worked with Texas A&M to educate students on Workplace Management software and introduce them to the world of Facility Management.

The ever-changing world of Facility Management has created an increased demand for new talent. As it relates to technology and training, this market demand has created a golden opportunity for Absolute Facility Solutions, LLC (AFS) to step in and build a great relationship with Texas A&M to provide hands-on, real-world training on a first-class integrated workplace management system (IWMS) called Archibus. This white paper will explain the benefits associated with the Archibus technology training offered to undergraduate and graduate level students at Texas A&M.

## THE NEED FOR FACILITY TECHNOLOGY TRAINING

One of the major factors driving the need for facility technology training is truly the need to train and educate a new generation of professionals set to take the place of the current senior facility executives who will be retiring in the near term.

According to Data USA, the average age of Facility Managers in the U.S. is currently 50. As Universities offer programs like Texas A&M's Minor in Facility Management and Graduate Program for Certificate in Facility Management, we ask ourselves "how do we get younger generations to take more interest in the industry?".

The other driving reason behind the need for facility technology training is having professionals trained to use the technology. This training can help businesses:

- Become more cost efficient
- Optimize space utilization
- Integrate to legacy systems
- Deal with the impact of COVID-19 on the workplace
- Provide the skills and ability to create executive BI dashboards that senior leadership could use to make executive level decisions for their organizations

AFS believes Archibus is the "best-in-class" system to provide Texas A&M students with the training needed to use an IWMS to effectuate positive business outcomes.

Historically Facility Managers were individuals that fell into the position. Maybe they learned a trade out of High School and worked their way up to Manager. Younger Boomers and some Gen Xer's were trained in Management and then realized they liked working with the Facility teams and had interest in that part of the business. Who will replace your Facility Managers as they retire and what should they learn in Higher Educational programs?

Many of the systems in place in the facility world today require a lot of handholding and many institutions are still managing their information in different aging systems along with the approach to manually solving a problem versus using technology. Given the need to move to a more technology-driven society, and with the aging Facility Managers looking towards retirement in the near term, this is one of the key reasons why facility technology training is needed.

As society becomes increasingly technology reliant, there is an increased need in the workplace for students to not only understand, use and manage technology tools such as Archibus, but also realize positive outcomes using this technology.

With the advent of COVID-19 and the increase in remote working, the facility workforce has needed to look for ways to save money, become even more efficient with their real estate portfolio, and better manage costs by integrating legacy technologies. This new way of doing business is one of the other key issues of what is driving the need for new student facilities technology training.

Partnering with the Archibus Foundation, Absolute Facility Solutions is providing Texas A&M's College of Architecture with software, hosting and support for their Undergraduate Minor and Graduate FM Certification Programs. Although it is new and still taking shape, CEO and Owner of Absolute Facility Solutions, Michelle Ray, sees this as an opportunity to shape the future workforce and make connections.

### **THE FACILITY MANAGEMENT PROGRAM AT TEXAS A&M UNIVERSITY**

Since 2013, Texas A&M University is offering an Undergraduate Minor in Facility Management. The minor, which is available to all undergraduate students from all majors studying at the University, requires the students to complete a set of 18 academic credit-hours in order for them to graduate with the minor officially recognized and listed on their final transcript. Students typically declare interest in the minor in their Sophomore or Junior years, at which time they are expected to start enrolling in the classes that will lead them through the program. One of the very first classes they are expected to enroll in, "Facility Management Principles and Practices", was found to be the best fit where students can get exposed to advanced technologies used by facility management professionals in today's world. In the following semester/s, students are required to complete a full-time, 10-week internship, in which they are provided with the opportunity to implement the concepts and the ideas they learned in the other classes they have taken up until that point. Since students in the Undergraduate Minor in Facility Management program come from various majors offered by the University, mainly from University Studies in Architecture, Construction Science, University Studies in Business, etc., the internship experience can be tailored to fit and suit their specific needs, experiences, and interests, based on what they study in their major degree programs. In all cases, the understanding, application, analysis, and actual implementation of various technological tools to complete the tasks in-hand plays a significant role in what our students learn on-campus and do in the office/field they work for and work at.

## UTILIZING ARCHIBUS AS A TRAINING TOOL

Using Archibus in an educational setting such as Texas A&M, students learn the ins and outs of leveraging robust tools to manage a facility. Through native business intelligence, Archibus reduces complexity and provides Facility Managers with a holistic view of their built environment. It turns CAD, BIM, GIS and Mobile into powerhouses that accelerate the understanding of a customer’s real estate portfolio, workspaces, and operations, and speeds business processes.



The latest advancement in features and functionality have been designed to simplify a company’s workplace and operations, without adding technical complexity. By automating the flow of information from property design & build phases, Facility Managers can manage the full asset lifecycle management of the global portfolio.

### Archibus has 3 powerful features that make it the best solution for training.

- With its open architecture, Archibus can be configured to meet the unique needs of any organization.
- Archibus is a complete system that includes thousands of out-of-the-box reports and BI functionality.
- Archibus is a single, integrated solution that was designed from the very beginning for all modules to function as one system.

Some of the benefits of using Archibus in a learning environment and the real world include:

1. Archibus provides comprehensive systems for optimizing a customer’s built environment, whether a company is keeping up with growth, reducing portfolio costs, or optimizing their environment to bring out the best in their people. Archibus evolves into a system that keeps an organization at the forefront of innovation and is one of the great reasons for teaching the application.
2. While most organizations prioritize space in cost-savings initiatives, AFS know that 51% of assigned seats are unused at any given moment. Unassigned spaces, poor density planning, and spaces that do not reflect workplace needs further strain real estate portfolios, and so do ballooning maintenance costs, or poorly negotiated leases. Archibus provides the insight and automation necessary to optimize a customer’s portfolio to support their budget and people.

3. Archibus fosters continuous improvement with insights on workplace performance. Enabling integrated metrics and data models, it can paint a full picture of costs, activities, occupancy, and needs. It can also help Facility Managers identify opportunities for quick savings, stay ahead of trends, and connect stakeholders under a single mission.

In conclusion, the benefits of training students at Texas A&M using Archibus and the positive impact it can make to the facilities and real estate world is tremendous. The use, training, and outcomes from Archibus will provide businesses with staff who are trained in the use of a “best-in-class” application. Future employees who have successfully completed the Texas A&M training will be able to use Archibus to positively effectuate the bottom line, improve space utilization, perform COVID-19 planning and provide executive dashboards for leadership to make strategic key decisions in the board room.

If you are interested in learning more about Archibus or the educational program please contact Absolute Facility Solutions, LLC or Texas A&M University through the following contacts:

**Scott Shader**

Absolute Facility Solutions, LLC  
[sales@absolute-fs.com](mailto:sales@absolute-fs.com)  
800-527-4135 ex. 1

**Dr. Sarel Lavy**

College of Architecture, Texas A&M University  
[slavy@arch.tamu.edu](mailto:slavy@arch.tamu.edu)  
979.845.0632