Re-occupying Facilities: What Facility Managers Need to Know

Cleaning Program Deep Dive

May 1, 2020
Agenda

• Welcome and Introduction
• Technical Program
• Q & A
Webinar Series Hosted by

IFMA™ East Bay Chapter
International Facility Management Association

IFMA™ Sacramento Valley Chapter
International Facility Management Association

IFMA™ San Francisco Chapter
International Facility Management Association

IFMA™ Silicon Valley Chapter
International Facility Management Association
Meet Our Presenters

Laurie Gilmer, P.E., CFM, SFP, LEED-AP, CxA,
Vice President, Facility Engineering Associates
IFMA 2nd Vice Chair

Wayne Whitzell, LEED-AP, AICE, CEST, BEP, GBO
Executive Vice President, DFS Green
IFMA Corporate Facilities Council Programs Chair
Top-Tier Facility Managers Consider These Primary Functions:

- O&M Cleaning Program
- Safety & Security
- Facilities Plan

When Re-Occupying Facilities
The Facility Manager’s best assets

✓ Your knowledge of your organization
✓ Your competency in facilities
✓ Your community through IFMA and the broader facilities industry

These are the best ways for a facility manager to help your organization recover, re-establish, and re-occupy our facilities and our workplaces both in the short-term and in the long-term
Past

Pre-Occupancy
- O&M
- Cleaning
- Security

Future

On-going
- Facilities Plan: plans, processes, procedures that are modified or put in place

Pre-Occupancy
- O&M
- Cleaning
- Security

Re-Occupancy
- What do we need to do to keep people healthy?

Timeline

Short Term

Near Term

Long Term
Cleaning Program

• The role of the FM in managing risk
• Terminology
• The current landscape
• Typical procedures
• What to watch out for
The role of the FM in managing risk

- Start with federal and local requirements
- Understand organizational needs
- Work with others (HR, legal, vendors)
- Communicate and manage expectations
- Don’t shortcut your critical thinking

Reference:
CDC, Cleaning and Disinfecting Your Facility
Terminology

- Cleaning vs. Disinfection
- CDC Guidelines
- EPA Registered Hospital-Grade Disinfectant
- SDS, Labels, Kill List
Current Landscape

- Shortages – Disinfectant, Equipment, Skilled Labor
- Shelter-in-Place Restrictions
- Disinfection Pre-Reoccupy
- On-Going Preventive Disinfection
- Disinfecting Active COVID-19 Cases
Typical Procedures

- Preventive Disinfection
- Active COVID-19 Case Disinfection
- Outcome Monitoring/Auditing
THE PRICING PROBLEM

$.05 cents / SF  $2.50 / SF  $5.00 / SF

PRECAUTIONARY DISINFECTING
SCHEDULED RESPONSE
USING SPRAYERS AND/OR FOGGERS
LARGER FACILITIES/CAMPUSES
HELPING EXISTING CLIENTS
LESSER-QUALITY PRODUCTS
KEEPING STAFF EMPLOYED/DOORS OPEN
FACILITY LOCATION
INEXPERIENCE

POSITIVE COVID-19 CASES
EMERGENCY RESPONSE
ALL MANUAL CLEANING (NO FOGGING)
SMALLER FACILITIES
PRICE GOUGING
LIMITED RESOURCES
SUBCONTRACTING MARGINS
FACILITY LOCATION
INEXPERIENCE

SWEET SPOT
What to Watch Out For

• Remember “Green Washing?” We now have “COVID Washing”
• Magic Coatings, Slick Marketing
• What ARE They Spraying? Know Your SDS!!!
• Definitive Proclamations on Frequency
• Concern about Janitorial and Maintenance Company Skillset
  • Learning On-The-Fly or Just Fly-by-Night?
  • Procedures Dilution, Application, Dispersal, Dwell
  • Bogus ATP Readings
• Non-Porous Items
• Bacteria vs. Viral

TRUST BUT VERIFY!
The Facility Manager’s best assets

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- Your competency in facilities
- Your community through IFMA and the broader facilities industry
Questions?
New Resources available in the IFMA Knowledge Library
(http://community.ifma.org/knowledge_library)
1. Strategic Framework
2. Excel Project Plan Template for Re-entry to Facility after COVID-19

IFMA webinars: https://gotostage.com/channel/ifma-webinars

Reoccupying Vacated Buildings Series
• Part IV – Safety & Security Deep Dive
  Friday May 8th
  https://register.gotowebinar.com/register/8747797380198464524

• Part V – Facilities Plan Deep Dive
  Friday May 15th
  https://register.gotowebinar.com/register/2866156739992516621
What’s next?

Join us next Friday, May 8th for Part IV: Safety & Security Deep Dive

Thank you!

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