

# FM INSIDER

ADDRESSING THE NEED OF LOCAL PROFESSIONAL BODY REPRESENTING  
EVERYTHING PROFESSIONAL AND ETHICAL ABOUT FACILITIES MANAGEMENT

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JULY 2017





IFMSL is actively initiating and participating in the improvement and further development of the profession of Facilities Management.

Our vision is to be the leading professional body, developing and promoting excellence in Facilities Management in the region.

Started as Facilities Management Group in March, 2013, IFM held its' Inaugural General Meeting in March, 2015 to lay the foundation for an Institute for Facilities Management professionals in Sri Lanka.

In May, 2016, IFM obtained the 'Sri Lanka' status forming the sole representation body for both Facilities Management practitioners and academics in the country .

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**By Achini Shanika**

Postgraduate Researcher  
University of Moratuwa

# Facility Manager's Role in Reducing CO<sub>2</sub> Emission

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Buildings emit 40% of all greenhouse gases, so deep energy renovations that tackle both inefficient and unresponsive mechanical and electrical installations and leaky building fabric is essential. For most organizations, carbon footprint reporting is a voluntary effort. Some companies measure their carbon footprints because it matches their values, boosts brand image, or public shareholders request reporting. The task usually falls to a marketing person, compliance officer, or sustainability coordinator, with facility managers merely handing over copies of utility bills. This dynamic misses significant opportunities to reduce an organization's

overall carbon emissions. Facility managers work closest with the key building systems and can see the whole picture for the building – understanding everything from the mechanics to occupants.

Facility managers are usually focused on keeping operational costs low and this can run counter to supporting environmental sustainability measures that come with a premium. However, keeping your building filled with tenants in an extremely competitive market is critical too. Faced with a choice among buildings, tenants who care about the environment and their own brand image will opt for the more sustainable building. A wise way to achieve both goals is first to increase operational efficiencies and then apply the savings to other sustainability efforts. By getting your carbon footprint on the radar of decision makers and finding upfront ways to fund the effort, you play a critical role in increasing the marketing value of your building.

For most organizations, indirect emissions make up 80-90% of their carbon footprint. These, emissions are generated from the production of electricity used by facilities. So when mapping out a plan for greenhouse gas emissions reductions, up to and including neutrality, organizations should make every effort to avoid indirect emissions by reducing energy and natural gas use. There are about as many paths toward carbon emissions reduction as there are reasons for an organization to undertake a commitment itself. First and foremost is simply to make every building as energy efficient as possible.

Organizations that wish to begin carbon reduction goals should first use the principles spelled out in the Greenhouse Gas Protocol to begin a greenhouse gas inventory. Determine all the parts— from backup generators to lighting loads — that contribute to the organization's carbon footprint. One approach may be to set carbon budgets for each business unit, and then devel-

op an internal cap and trade program among business units. Carbon foot printing is an evolutionary process aimed at continued operational improvement. Creating an internal green team can help reach your goals, but if you still feel overwhelmed there are people and software tools available to make the effort easier. In the end, you will reduce your organization's carbon emissions, reduce your costs and, when regulations do become implemented, you'll rise to the top of the class.



**By Cristaline Wijekoon**

Postgraduate Researcher  
Liverpool John Moores University

# Be Grateful!

Have you ever tried to put Facilities Management (FM) into a box? If yes, you can help in doing so well for the next time. If not lets go on this round trip to pick FM around and put into the FM box. If you are a well experienced FM, with a sound knowledge and hands on experience, you can start from your workplace, reflecting on what you have done as a FM. If you are a novice or have accidentally gotten into the field of FM and wondering what your life ahead would be; you can start from the simplest point. Give a go with what come across in your daily life and drop down the things which are related to FM.

Let's start with the general ideas. FM is: Maintaining the building, Property procurement, Refurbishment/demolition, Housekeeping, Fleet management, Mail room management, Security, Health and safety, Waste management, etc. If this is what going into the FM box, then it would have rather named as building management. Yet, FM goes beyond building, pushing companies away from business as usual and to its great extent of life. FM brings a place/system to life. It can be a human, plant, machines or animals. Whatever you name, FM will make a place of living.

You, as a FM, will be enriched with enormous skills and qualities ranging from fixing a water pump to making strategic decision to improve the facility (technical to managerial), identify structural failures and even do the simplest action of smiling with a customer (complex to simple). The discipline

is that much diverse. There is no boundary for you; you do not have to hide yourself in an office or behind a computer screen. There is a limitless ground to put out your creativity, knowledge and skills. The more deep you dive, the more you explore the beauty of the sea. Human mind is very comfortable when it can find Boolean logic (Yes or No answers) and definitions to the point. But when you can't just say what FM is in two words, it means FM is far more than just a sentence. A client has a dream, project team makes that dream come true. Then there's you. You bring it to life. So be grateful! You are the breath of life to the built environment. Push yourself to dive deep and explore the beauty of the deep ocean of Facilities Management.



**“ Yet, FM goes beyond building, pushing companies away from business as usual and to its great extent of life. FM brings a place/system to life. It can be a human, plant, machines or animals. Whatever you name, FM will make a place of living. ”**

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**By Dinesh Amarakoon**

Sustainability Engineer  
Al Shirawi Facilities Management

# Energy Management: An ESCO Approach

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Energy Management is no more a surprise topic to whole universe. But when it comes to the built environment, world is eager to hear what is going around. It is reasonable to name Dubai as a City of Dreams. It owns the iconic and gigantic building plots, master communities and infrastructure surpassing every other leading city in the world. However, no plans have been there to address the rising energy cost of the facilities. Government of Dubai, with the guidance of visionary rulers of Dubai established Regulatory & Supervisory Bureau (RSB) for Electricity and Water in 2010, under the auspices of the Dubai Supreme Council of Energy, is developing regulatory frameworks to support Dubai's economic growth through secure energy supply & efficient energy use while meeting environmental and sustainability objectives. The RSB supports the imple-

mentation of Dubai Integrated Energy Strategy 2030 (DIES), and Demand Side Management Strategy (DSM). The aim is to raise energy efficiency by 30% in existing building plot by 2030. In 2016, RSB initiated a scheme for Energy Service Companies (ESCO). ESCOs are seen as a potentially valuable way of delivering energy savings. The distinctive feature of ESCOs is that they offer "performance contracting", that is they assume some risk for the delivery of the energy saving measures they propose to a client. Business model consists of major two plans as 'Guaranteed Savings' and 'Shared Savings' within the perimeter of the performance contracts. In the Guaranteed savings plan, ESCOs are providing Performance Guarantee to the client and basis of that client will fund the project through their own finance or through financial institute. As per the contract term,

the energy savings should be exposed in agreed time intervals. If there is any deviation to the guaranteed energy savings, ESCOs should compensate the deviation to the client. In the shared savings, ESCOs will fund and execute the projects and recover their fees for the service during agreed time period as per agreed terms in the contract. Facilities Management companies in Dubai are interested in establishing their ESCO arm to earn some extra profit in this niche market. On the other hand, they seek to exceed the expectations of their existing customer base with these well streamlined scheme. Even Facilities Management companies can attract new client portfolios through this rapidly developing business trend in the market.



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**By Kalani C. Dahanayake**

PhD Fellow  
City University of Hong Kong

# Strengthening FM with Building Energy Simulation (BES) Tools

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Buildings consume significant amount of energy throughout its life-cycle. Forecasting the energy use is essential in managing energy and in analyzing life cycle cost of buildings. The most effective way of predicting energy consumption of buildings is by using Building Energy Simulation (BES) tools. BES tools predict the energy consumption by considering weather conditions, construction descriptions, building occupancy and systems and components. BES tools require inputs such as building geometry, physical properties of building materials, descriptions of mechanical system, weather data and occupancy schedules. Based on these inputs BES tool carry out detailed heat-balance calculations at discrete time-steps for a given period of time and provide the energy forecast.

Most widely used BES tools include EnergyPlus, DOE-2, TRNSYS and ESP-r. EnergyPlus and DOE-2 are widely accepted free, open-source, and cross-platform BES tools by United States Department of Energy. Compared to EnergyPlus, DOE-2 is easy to use and quick whereas EnergyPlus is suitable for complex scenarios. TRNSYS is a flexible graphically based software environment for assessing the performance of thermal and electrical energy systems. ESP-r is a free, open-source tool integrated with thermal, visual and acoustic performance of a building, which is developed by University of Strathclyde, UK. In fact, there are many other tools available including specific tools addressing HVAC system,

solar gain and daylighting predictions.

BES tools can be effectively used during the design phase as well as the operational phase of a building. During the design phase Facility Managers can use BES tools to predict the energy consumption and suggest design alterations to Engineers and Architects in optimizing the energy consumption of the building. Estimations, graphs and figures produced through BES tools will support explaining life-cycle impact and comparisons of various design options. Moreover, BES tool can be effectively used during commissioning and operations stages of building life cycle. The impact on the energy consumption by different alterations of building design and operations can be predicted. They support implementing different energy strategies related with daylighting, occupancy control and selection of building materials more accurately. There is a significant progress in BES tools which enable simulation of complex systems and environments. Therefore, Facilities Managers can use BES tools in effective decision making related with energy management.

#### Download links

EnergyPlus : <https://energy-plus.net/>  
DOE-2 : <http://www.doe2.com/>



**By Vyshnavi Hennayaka**

Contracts and Accounts Executive  
ABI Pte LTD Singapore

# Gender diversity in Facilities Management: The role of women in top-level management

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Gender diversity in a profession is the equal treatment and acceptance of both males and females. Across Facilities Management profession, there has been a bit of buzz stating that still there is a plenty of room for gender diversity. The studies strengthen this statement by pointing out the ratio of male and female at senior level of the industry. Even the entry-level position is open for women, as it climbs to corporate ladder the numbers start to shrink. The finding shows that, at the CEO level, there are only 3% to 4% who are women

across the globe. The important point here is what causes the women to underrepresent in the industry of Facilities Management. Even there are several reasons, the main two aspects has been widely argued which are condition that constrain career advancement of women in organization and lack of network system among young women professionals.

Lori Kilberg, president of CREW Network and partner at Hartman Simons & Wood indicates that "One of the things that we found was that because there are fewer women at the top, it's much harder for women to help each other to advance". It is quite challenging for the young professionals to get proper career mentoring among this small number of top-level women. However, she further pointed out that it is the responsibility of the woman, who has held higher position, to train and nurture the next generation of leaders within their companies, which is a part of education process.

It is a common misperception that generally men excel in leadership position where as the women fit better in supporting roles. Unfortunately, these stereotypes form the basis of gender discrimination at work and lead pull back the strength and ability of women in the industry. The viewpoint of Kirsten Smith, cofounder of Women in Facilities Management (WiFM) shows that, men and women have their own unique way of approaching the challenges in the industry of Facilities Management. She also pointed out that, generally woman has the capability to see beyond technical. Whilst they are good at building an integrated physical space and also understand the importance of building relationships, which is key to successfully servicing an organization across all functions.

However the main concern is whether the organizations are willing to admit this perspective. Research conducted by Princeton social scientist Scott Page shows that teams of diverse people working together find better solutions than brilliant individuals working alone. Thus the organization has to play a vital role on the gender diversity where in turn, this will lead to a wide range of different skills that will support innovative thinking and better decision making in the industry of Facilities Management.



By Ifka Illiyas

# “HSE”: the FM twist



Facilities Management (FM) is known to be “Jack of Everything “. Almost every FM undergrad spend at least one semester learning why they should learn a bit of everything. In Sri Lanka, the Facility Managers (FMs) are still being recognized and their roles, responsibilities and job scope vary with the scope and nature of the company/industry. Over the last decade, the FM graduates has brought out a significant increase in establishment of the profession.

However, the trends in job market in Sri Lanka is opening the door for the FM graduates to a new path. Occupational safety, health and environmental sector (HSE) has been emerging as a key function of FM in Sri Lanka during the last

decade and is now providing a sound basis for the fresh FM grads to stand up and start off their career. In Sri Lanka, FM degree is only offered from, Department of Building Economics, University of Moratuwa. Occupational safety and health is a subject area covered in the four year degree programme under two modules. FM graduates, equipped with the knowledge of other related subjects such as building services, construction Industry, facilities, documentation management, Law, waste management and information technology, become the perfect choice of an organization to look after its HSE. This sound academic base along with inherent ability of being a jack of everything, many FMs have entered to the HSE. For the past 3 years more than 20 FMs has started to walk in this path and still do.

Along the years, they have specialized in HSE and are recognized as leading professionals of the sector. This situation prevails in Middle East countries as well. Many of the Sri Lankan FM graduates have started their career as safety engineers, and are climbing their way to the top of the career ladder. Holding a degree in a particular subject does not mean that their profession would always be same. These FM graduates also have corroborated this and they have shown that this degree opens the door for whole new path as well. There can be other fields where the knowledge of a FM can be used and still had not been recognized. Being a FM gives a graduate many skills and knowledge, opening doors to a world possibilities.



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# Routes To Membership



IFMSL have 4 main membership categories namely;

- Student
- Associate (AIFM)
- Member (MIFM)
- Fellow (FIFM)

Routes for the said categories are as follows.



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IFMSL continuously conducts CPD activities to maintain and extend members' knowledge & skills.

One of the main functions of CPD is to equip members for their planned career path and enable a remarkable progress in their expertise.

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# CPD 01 2015

**18**  
DECEMBER

**AT HECTOR KOBBEKADUWA AGRARIAN RESEARCH AND TRAINING INSTITUTE  
114, WIJERAMA MAWATHA, COLOMBO 07.**

**SESSION 01 | 3:00 PM - 4:15 PM**  
**ENERGY MANAGEMENT OPTIONS FOR BUILDING MANAGERS**  
Energy contributes a significant portion for operating cost of industrial and commercial buildings. Therefore it is important to consider the level of energy consumption in these buildings and possibilities of reducing the current consumption. The presentation discusses the statistics of energy consumption in Sri Lankan buildings, potential options for energy savings, Sri Lankan Government's rules, regulations and initiatives for minimizing of energy use and opportunities for use of renewable energy sources.

**By Eng. M.M.R. PATHMASIRI** BSc, Honoring C. Eng. MIE, O.L.I.M. (Eng. Technology)  
DIRECTOR GENERAL, SRI LANKA SUSTAINABLE ENERGY AUTHORITY

**SESSION 02 | 4:30 PM - 5:45 PM**  
**HOW TO GET THE BEST OUT OF FACILITIES:  
Optimizing Mechanical and Electrical Systems in a Facility**  
In a facility there are many elements contribute to significant proportion of the facilities operating costs. Efficient design, proper maintenance management and efficient operational strategies of M & E systems are vital for reducing the operational life cycle costs as well as creating a comfortable facility. Speaker will discuss with you 'how to achieve efficient and sustainable operations of these systems.

**By Eng. PRASANNA NARANGODA** MSc, BSc, Honed Eng. MNSL, CEng, AFACIS, MAARIE  
MANAGER, FACILITIES MANAGEMENT, OVERSEAS REALTY CYCLOM PLC.

MEMBERS: 800LKR | NON-MEMBERS: 1200LKR  
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# CPD 04 2017

**20**  
JULY

**AT THE AUDITORIUM OF CONSTRUCTION INDUSTRY DEVELOPMENT AUTHORITY  
(CIDA), Colombo 07**

**3:00 PM - 4:30 PM**  
**INTELLIGENT BUILDING SOLUTIONS**  
Intelligent Building Solutions has become one of the fastest growing business discipline in Sri Lanka. These computer-based control systems in buildings control and monitor the building's mechanical and electrical equipment such as ventilation, lighting, power systems, fire systems, and security systems to ensure occupants' comfort and safety while saving the considerable amount of energy usage.

**By**  
Mr. Mohan Raj (Manager- Enterprise Sales, Honeywell, HBT, INDIA BUILDINGS)  
Mr. Skandha Prasad (Brand Manager - TREND at Honeywell Automation India Limited)  
Ms. Lakshmi Udurawana (Engineer-BMS, Firex Projects (Pvt) Ltd)  
Mr. Shanil Karunaratne (Engineer-BMS, Firex Projects (Pvt) Ltd)

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# CPD 03 2016

**02**  
DECEMBER

**AT HECTOR KOBBEKADUWA AGRARIAN RESEARCH AND TRAINING INSTITUTE  
114, Wijerama Mawatha, Colombo 07.**

**SESSION 01 | 3:00 PM - 4:30PM**  
**SUSTAINABILITY THROUGH INTEGRATED DESIGN OF BUILDINGS**  
Recent years have seen a boom in the construction industry in Sri Lanka with the development of large scale buildings like hotels, office towers, retail malls and residential buildings. Although such buildings contribute significantly to energy, water and resource usage during construction as well as during normal operations, very little emphasis is placed on sustainability during their design.

The lecture will highlight the typical approach normally followed when designing new buildings and its associated shortcomings, followed by the recommended integrated design approach that can be adapted to ensure environmental sustainability of new buildings.

**By Dr. LAL JAYAMAHA**  
Dr. Jayamaha is a Q455 (Qualified Energy Services Specialist), BSA Registered Energy Auditor, SCMI (Singapore Certified Energy Manager), LEED AP (Accredited Professional) - 2009, ISO 9000 Accredited Energy Auditor, Professional Engineer (PE) and a Chartered Engineer (CE). He is also a member of the Institution of Mechanical Engineers, UK and the American Society for Heating, Refrigerating and Air-conditioning Engineers (ASHRAE).

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# CPD 02 2016

**29**  
MARCH

**AT DISASTER MANAGEMENT CENTER  
110/2, Vidya Mawatha, Colombo 07.**

**SESSION 01 | 2:45 PM - 4:30PM**  
**EMERGENCY PREPAREDNESS & EARLY WARNING SYSTEMS**  
To build an effective Emergency Management in a built environment, it is necessary to understand the relationships among some of the stakeholders that are involved. The Government of Sri Lanka has established the Disaster Management Centre that introduces vertical and horizontal "structure" within the operating environment where a Facility Manager has to play a substantial role. The speaker will cover government structure, emergency preparedness with greater attention on emergency action plan, simulation exercise and emergency operations.

**MR. SUNIL JAYAWERA** Director-Preparedness Planning Division  
DISASTER MANAGEMENT CENTER

**SESSION 02 | 4:30 PM - 5:00PM**  
**DISASTER MANAGEMENT CENTER SITE VISIT**

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