

Tapping Potentials



Drawing Possibilities

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# background

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GFM Solutions Sdn Bhd (GFMS) is a subsidiary of Global Facilities Management Sdn Bhd (GFM), a company incorporated in Malaysia to focus on Asset and Facility Management (AFM) consultancy services for both local and international markets.

GFMS resources are specialised in providing high value AFM Consultancy and Advisory Services, AFM Research and Study, Facility Condition Assessment, Energy Management, Change Management, Warranty Management and Facility Management Information System. These strategic consultancy services are targeted to support the client's business objective in achieving optimum performance output on their physical assets and facilities.



GFMS has been involved in various AFM consultancy projects for both public and private sectors in the Malaysian market. The diversity of client profiles include;

- Government Asset Managers
- Construction Industry Development Board / Authority
- Fund & Investment Managers
- Public-Private Partnerships (Public Finance Initiatives for new development projects)
- Private Developers and Asset Owners

At the international arena, GFMS has been involved in a facility design review exercise with a state- owned public listed company based in Doha, Qatar.



Our subject matter experts have been actively involved as the working committee members in the National Asset and Facility Management Convention (NAFAM) in 2007 and 2009, a member in the Malaysian Government Asset Management Working Committee (2008) and a member in the Malaysian Construction Industry Development Board Technical Working Committee for Asset and Facility Management Industry (2010).

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## our services

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### AFM Consultancy & Advisory



- ❖ Facility Design Review.
- ❖ Facility Management in Public Private Partnership / Private Finance Initiative.
  - ❖ Asset & Facility Management Strategic Planning.
  - ❖ Performance Management.

### AFM Research & Study



- ❖ Business Case Analysis – Case study related to asset and facility management development program.
- ❖ Feasibility Study – Viability study on organisational options and operational methodology to assist management in decision making process.
- ❖ Facility Optimisation and Enhancement Study – Comprehensive gap analysis on existing AFM organisational planning and operation to recommend solutions for operational optimisation and enhancement.

### AFM Training



- ❖ Asset & Facility Management Basic Module Program.
- ❖ Asset & Facility Management. Intermediate Module Program.
- ❖ Asset & Facility Management Advance Module Program.

### Warranty Management



- ❖ Managing defects, warranty claim and managing workmanship issues on new system/installation or built environment.

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# our services

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## Facility Condition Assessment

- ❖ Facility Condition Appraisal – An audit activity to inspect and report current system/installation/service status, service delivery compliance and maintenance issues.
- ❖ Condition-Based Maintenance (CBM) – Performing predictive maintenance techniques e.g. Vibration Monitoring and Infrared Thermograph Imaging.



## Facility Management Information System

- ❖ Provision of technical advisory on the development and implementation of :
  - Computerised Maintenance Management System (CMMS).
  - Asset and Facility Management System (AFMS).



## Energy Management

- ❖ Analyse and recommend solutions on optimisation of energy usage.



## Change Management

- ❖ Plan, implement, monitor, evaluate and review change management program in relation to AFM development
- ❖ Managing the transitional process between different phases of operations in AFM.

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## our projects

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Advanced Facility Management Training Programme for the Public Works Department of Malaysia.



The Study for the Development of Asset and Facility Management Programme for the Malaysian Construction Industry Board.



The Development of Facility Management Contractor Training Module for the Malaysian Construction Industry Board.



A Joint venture company with Pristine Hub Sdn Bhd in providing Facility Management Consultancy and Advisory for new university campus development project using Private Finance Initiative approach.



## our projects



Facility Design Review on the development plan of all facilities and infrastructure for Mawashi QSC, Qatar.



Pre-construction facility management consultancy services for Newcastle University Medical Faculty, EduCity Johor Bahru on the preparation of operational budget projection, establishment of service level agreement and key performance indicators, and campus design proposal review.



Facility Management Strategic Planning on Campus Facility Management Services for Northern University of Malaysia (UUM).



Facility Condition Audit for acquisition and investment assessment and valuation report on various facilities of Employee Provident Fund Malaysia, Putrajaya Holdings Sdn Bhd, Sime UEP Development Sdn Bhd, KFC Holdings (M) Berhad, Giant Dairy Farm (M) Sdn Bhd and Kamdar Group Berhad.





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