



# KATE SHEPPARD APTS (BC 582454)

FACILITIES MANAGEMENT REPORT

AGM APRIL 2024

## FOREWORD

It has been a challenging year on the FM in many respects, with persistent roller gate breakdowns, intercom system failure, increased frequency of Fusiotherm failures and leaks in level 8 apartments (now resolved). As the building enters its 20 year, there is a clear need to move to a more proactive management approach, as well as a legal requirement to develop the long term maintenance replacement strategy with the appropriate budget forecasting.

Every piece of building infrastructure has a lifecycle. Some can exceed their predicted life, some can be prolonged and some can be defective and warrants earlier replacement. Without a clear strategy around this expense items, failure rates increase and inevitably there is a point in time were to replacements cost outweigh the disruption caused by failures or breakdowns.

As a Facilities Manager with a fair amount of experience in building maintenance, unless systems are evaluated on a frequent basis to check their supportability, their maintenance costs V replacement costs, human impact of recurring failures, then collating this data to develop a strategy and targeted priorities, costs will inevitably rise in one form or another.

So, after an invaluable 12 months of experience with the building, we can now look to assist the Committee with a deeper dive into the long-term maintenance requirements, structure some priorities around replacement items, look to prolong others if suitable and ensure defect solutions are scoped thoroughly and prepared for presentation to the Committee.

## SECTION 1 – RISK MANAGEMENT

### 1.1 Reportable Incidents

There have been no known reports of any near misses or incidents resulting in injury over the last 12 month peiod.

### 1.2 Hazard Identification

With the building established in 2004, H&S compliance has been found to be of a high standard within common and roof areas. Some hazard identification signage has been installed to access points to the electrical risers and over the course of the year ahead further signage will be installed to ensure all areas comply.



## SECTION 2 – FM REVIEW FY2024

### 2.1 Access Control Services

The access fob database has been cleansed, reducing active fob count from circa 900 to 300. Also, the old access control hardware with 20-year-old door modules, readers, exit buttons and cabling has been replaced with a Gallagher System with high-security fobs i.e. cannot be cloned.

Whilst there are some issues that exist with fobs with low sensitivity to be addressed, this low-voltage installation will serve the building for the next 20 years with minimal maintenance required. This system has now been set up to be monitored 24/7.

### 2.2 Intercom Services

The original intercom system has now been replaced with a modern equivalent, enabling occupant to release the door and lift from any location after verifying guest.

The old intercom handsets within the apartments are now obsolete. A solution has been sought for an electrician to remove all handset and cover the wiring hole with a white acrylic panel (glued, no screw fixings showing). If you choose to opt out of this being actioned, please advise before **1<sup>st</sup> April** before scheduling will commence.

### 2.3 Door Services

Carpark roller door has had its guides, cables and controller have been replaced this year. This will be monitored over the next year to see if this potential high maintenance cost is worth retaining this door system, or looking to a more reliable design for this low-headroom entranceway.

### 2.4 Electrical Services

Lightbulb Man continues to action bulb replacements monthly and some odd fitting failures, while Sevens Electrical continue to action emergency lighting checks. Please continue to report lighting failures when you see them.

### 2.5 Fire Services

We await the sprinkler survey remedials report from Nationwide Fire completed mid-December. We expect to finalise costs per affected unit and issue notice for repairs soon.



## **2.6 Lift Services**

Thankfully, by several accounts, the particular model of Otis lift installed in 2004 is reputable and has caused few issues in their 20<sup>th</sup> year of service. However, door operators will be first item to budget for in 5 years when issues start to arise.

## **2.7 Cleaning Services**

CMOS continue to provide a good service on the interior cleaning front. They are reactive to issues pointed out and extra urgent services required. Their performance will continue to be monitored.

## **2.8 HVAC Services**

In terms of HVAC services, Excel performed some much-needed rust treatment and repairs to the fresh air intake on the roof area. Otherwise, their performance and communication continues to be good.

## **2.9 Exterior Maintenance**

Stage 2 completed of the Fibretite installation, bringing total coverage up to 100% with the new membrane. If looked after, this membrane will serve to protect this roof area for up to 30 years without any maintenance required.

Other Traffiguard and sealant joint areas will continue to be monitored for signs of deterioration, being the cause of several leaks (now resolved) relating to level 8 apartments. We will seek to survey further and address proactively this incoming year under Opex.

## **2.10 Plumbing Services**

Last, but by no means least, the plumbing infrastructure is high on the agenda for action and sadly the balance of evidence suggests that there is no alternative to full replacement. Pin hole leaks have been replaced by pipework cracks in recent failure investigations and it will not be too long before we have a major flooding incident I suspect. The Chairman's Report will discuss this in further detail.

This completes the facilities management report. We welcome your feedback at the upcoming Committee Meeting.

Best regards,

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