

Customer:
Commercial Client
Merto Denver, Colorado

Customer Size:
294,000 SF Office Building

Country or Region:
Denver Area
Corporate Campus

Industry:
Commercial Buildings

Customer Profile:
Regional Headquarters
Commercial Campus Offices

Services:
Facilities Management & Operations
Benchmarking Analysis
Process Improvement

Benchmarking – Continuous Improvement

Situation

The client has a regional headquarter campus and wanted to explore the where they could reduce their facilities management (FM) operating costs.

FM operational cost basis was about \$7 million.

Actions

The Client engaged RD³ Sustainable Solutions to conduct a review of their FM operating costs to identify areas of opportunity for improvement and cost reductions.

A comprehensive benchmarking assessment was conducted reviewing the current costs basis. The costs were mapped to industry benchmarking study metrics and a comparative analysis was conducted to reveal areas of opportunity.

Results

The RD³ study revealed the following cost reduction opportunities along with a number of other operational improvement opportunities.

	Cost	Industry Benchmark	BM Variance
MAINTENANCE COST	\$ 729,782	\$ 580,730	\$ (149,052)
Utility Costs	\$ 857,563	\$ 636,740	\$ (220,823)
Janitorial	\$ 728,325	\$ 433,337	\$ (294,988)
FM Support Services	\$ 87,346	\$ 56,010	\$ (31,337)
Security Costs ("Safety")	\$ 255,031	\$ 197,507	\$ (57,524)
	\$ 6,883,327	\$ 5,683,298	\$ (1,200,029)

Total Cost Reduction Opportunity >\$1.2 Million

For more information about other
RD³ Sustainable Solutions
success, please visit:
www.RD3inc.com