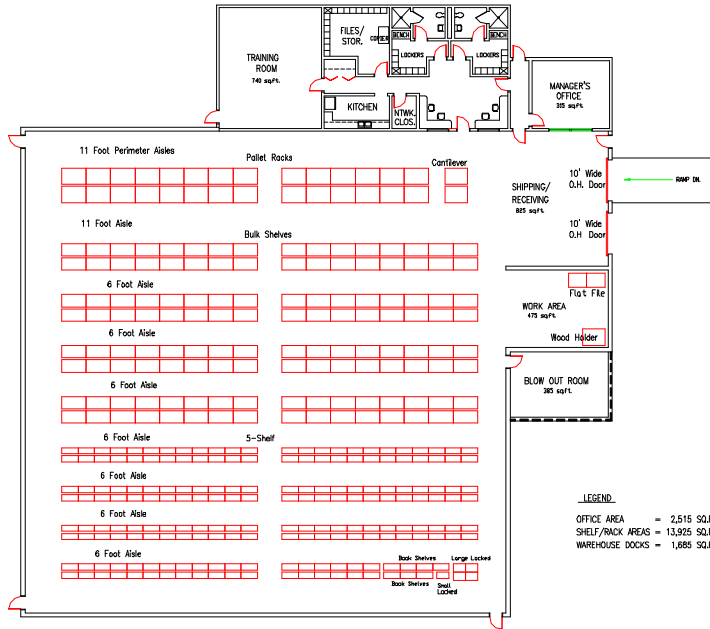


University Facility Services

Chicago Illinois

- Facility Planning & Analysis Services**
- Facility Layout Design and Optimization
 - Simulation Modeling
 - Facility Condition Assessment
 - Programming

The Facility Services Division desired to become the provider of choice to plan, build, operate and maintain the facilities at the University. To assist them with their goal, Facility Services' Road Map team partnered with a design-build firm to develop a comprehensive inventory management plan for the University's Facility Management and Maintenance Division. The plan included an optimal layout, recommended staffing levels, and a detailed maintenance plan to allow for Just-in-Time (JIT) delivery of materials from vendors.



Proposed layout for the new centralized inventory facility

The University's Road Map Team had identified that the University Facility Services Division could improve their overall performance by improving the management of their facility maintenance inventory. The design team's responsibilities included:

- Identified the as-is state of the inventory system
- Evaluated four possible storage sites for the central inventory
- Developed an inventory management protocol
- Determined a cost estimate for the renovation of existing sites
- Determined a cost estimate for constructing a new site
- Developed an annual operating cost per square foot which includes capitalization costs

We developed an approach that incorporated both qualitative and quantitative analysis techniques. The team used sophisticated analytical techniques, including development of a simulation model of the campus, to determine the optimal staffing levels. The design team developed conceptual designs of a new facility that would house the central inventory system in the future. The team also developed conceptual renovation designs of the ATS Building to be used as an interim solution.

Site Analysis Summary

	Architectural Site Review	Architectural Building Review	Relational Analysis	Simulation Analysis	Total Score
ATS (1)	4.2	3.0	5.0	3.2	3.9
Blackstone (2)	2.8	1.0	3.6	4.4	3.0
Service Garage (3)	1.5	2.6	2.7	5.0	3.0
Telephone Bldg. (4)	3.6	2.9	3.4	4.1	3.5

Locations of proposed campus sites

