



**FACILITIES MANAGEMENT
CONSULTANCY**

Transforming Facilities into Sustainable and Efficient Environments

Strategic Advisory | Asset Management | Maintenance & Reliability
Infrastructure Advisory | Sustainability | Digital FM | Operational Excellence

Driving Performance and Efficiency Through ABM FM

ABM FM helps organizations drive performance, improve efficiency, and further sustainability.

ABOUT ABM FM

ABM FM is headquartered in the United States, operating as an independent Facilities Management consultancy across 14 countries spanning multiple continents.

We provide independent advisory services focused on enhancing performance, efficiency, reliability, sustainability, and lifecycle value of facilities and built assets.

Our approach integrates strategic planning, technical expertise, operational insight, asset management, maintenance and reliability, sustainability, and digital enablement, enabling clients to make informed decisions, manage risk, optimize resources, and deliver measurable, sustainable improvements.

Our focus extends beyond maintaining facilities toward maximizing value, performance, and resilience throughout the entire asset lifecycle.

VISION

To be a globally trusted Facilities Management consultancy, recognized for advancing the performance, resilience, sustainability, and long-term value of facilities and assets

OUR MISSION

To provide practical, independent, and value-driven Facilities Management consultancy that enables organizations to optimize facility performance and operational efficiency, strengthen FM governance and internal capabilities, improve asset reliability and resource utilization, reduce operational and maintenance risks, optimize lifecycle costs, enhance sustainability, and make informed, effective asset and facility management decisions.



OUR AREAS OF EXPERTISE

ABM FM brings together complementary disciplines to provide an integrated Facilities Management consultancy offering. We consider facilities, assets, people, processes, technology, risk, cost, performance, and sustainability as interconnected elements of organizational performance.

FACILITIES MANAGEMENT

We provide expertise across FM strategy, governance, operations, contracts, performance management, service improvement, and operational transformation.

ASSET MANAGEMENT

We support asset information management, condition assessment, criticality, risk, lifecycle planning, renewal, replacement, and investment prioritization.

MAINTENANCE & RELIABILITY

We provide advisory support covering maintenance strategies, reliability improvement, preventive and predictive maintenance, RCM, condition-based maintenance, failure analysis, and maintenance optimization.

INFRASTRUCTURE ADVISORY

We assess facility and infrastructure condition, performance, risk, lifecycle requirements, renewal needs, and capital planning priorities.

SUSTAINABILITY & ENERGY

We identify opportunities for energy efficiency, water efficiency, resource optimization, carbon reduction, and practical sustainability improvements.

DIGITAL FACILITIES MANAGEMENT

We support CAFM, digital asset information, maintenance systems, dashboards, analytics, monitoring, and technology-enabled FM.

OPERATIONAL EXCELLENCE

We help organizations improve processes, standardization, governance, performance management, resource utilization, and continuous improvement.

CLIENT SECTORS

Our consultancy approach can be applied across environments where facilities, infrastructure, assets, & operational performance are critical, including commercial & corporate facilities, industrial & manufacturing environments, healthcare, education, hospitality, retail, residential & mixed-use developments, infrastructure, public-sector, institutional, & critical facilities.

 Commercial & Corporate facilities

 Industrial & Manufacturing

 Healthcare

 Education

 Hospitality

 Retail

 Residential & Mixed-use Developments

 Infrastructure

 Public-Sector

 Institutional

 Critical facilities.

FROM REACTIVE TO PROACTIVE FM

ABM FM helps organizations progressively improve Facilities Management maturity—from responding to failures after they occur, through planned & preventive maintenance, toward predictive, condition-based, reliability-centred, & optimized Facilities Management.



Our goal is to help organizations move from reactive problem solving to **proactive, risk-informed, data-driven, & value-focused Facilities Management.**



FACILITIES MANAGEMENT STRATEGY & OPERATIONS

ABM helps organizations establish effective Facilities Management frameworks that connect operational requirements with broader business objectives. We provide strategic and operational advisory services that support stronger governance, improved service delivery, consistent processes, and measurable performance.

FACILITIES MANAGEMENT STRATEGY & ADVISORY

We support clients in developing FM strategies, operating models, governance frameworks, policies, procedures, standards, and improvement roadmaps that establish a clear direction for Facilities Management. Our advisory services can also include FM maturity assessments, gap analysis, benchmarking, KPI and SLA development, performance-management frameworks, and FM transformation planning

FM Operations & Performance

We review facility operations, workflows, processes, resources, and service delivery arrangements to identify opportunities for greater efficiency, consistency, and quality. Our work can include operational assessments, process and SOP reviews, performance assessments, operational audits, contractor performance reviews, resource assessments, and continuous improvement initiatives.

Performance & Service Improvement

ABM FM helps organizations establish practical performance frameworks that define responsibilities, service expectations, KPIs, SLAs, reporting requirements, and improvement priorities. This provides management with greater visibility of operational performance and supports informed decision-making.

CONTRACT & COMMERCIAL ADVISORY

We provide independent advisory support for outsourced and in-house FM arrangements, including service scope development, technical requirements, KPI and SLA frameworks, tender documentation, technical evaluation, contractor assessment, contract governance, mobilization, transition, and performance improvement.

Our focus is to create Facilities Management environments that are structured, measurable, accountable, and aligned with the organization's operational needs.



ASSET MANAGEMENT, MAINTENANCE & RELIABILITY

Reliable facilities depend on effective management of the assets, systems, and infrastructure that support daily operations. ABM FM combines asset management, maintenance, and reliability principles to help organizations improve asset performance, manage risk, and make better lifecycle decisions.

ASSET MANAGEMENT CONSULTANCY

We help organizations establish a clearer understanding of their assets through asset management strategies, asset registers, data verification, condition assessment, criticality and risk assessment, lifecycle planning, renewal planning, replacement planning, and investment prioritization.

Our approach supports better decisions across the asset life cycle by considering condition, performance, risk, cost, criticality, remaining useful-life, and future operational requirements.

MAINTENANCE & RELIABILITY CONSULTANCY

ABM FM helps organizations improve maintenance effectiveness and asset reliability through structured maintenance strategies and reliability methodologies. Our services can support preventive, predictive, condition-based, and risk-based maintenance programs, as well as Reliability-Centered Maintenance (RCM), maintenance optimization, backlog assessment, reliability KPI development, resource optimization, and asset availability improvement.

ROOT CAUSE ANALYSIS & FAILURE ELIMINATION

Recurring failures can increase maintenance costs, disrupt operations, and create business risks. ABM FM uses structured Root Cause Analysis techniques to investigate recurring problems and identify the technical, operational, maintenance, procedural, organizational, and human factors contributing to failure.

Our analysis supports corrective and preventive actions designed not only to resolve immediate problems but also to reduce the likelihood of recurrence.



INFRASTRUCTURE, SUSTAINABILITY & DIGITAL FM

ABM FM brings together infrastructure assessment, sustainability, energy management, and digital Facilities Management to help organizations improve operational efficiency and make better-informed decisions.

INFRASTRUCTURE CONDITION & RISK ADVISORY

We help clients understand the current condition, performance, risks, and future requirements of their facilities and infrastructure. Our advisory services can include facility and infrastructure condition assessments, asset surveys, defect and deficiency identification, criticality and risk assessment, maintenance backlog reviews, remaining useful-life assessment, renewal planning, replacement planning, and capital investment prioritization.

SUSTAINABILITY & ENERGY CONSULTANCY

We integrate sustainability considerations into Facilities Management and asset-management decisions by identifying practical opportunities to improve resource efficiency and reduce environmental impact. Our work can address energy performance, HVAC and lighting optimization, electrical efficiency, motor and pump efficiency, utility performance, water consumption, leakage reduction, resource optimization, carbon-reduction opportunities, sustainability planning, and renewable-energy opportunities.

DIGITAL FM & CAFM CONSULTANCY

Technology can create significant value when it is aligned with the organization's FM strategy and operational processes. ABM FM provides advisory support for CAFM and digital FM strategies, digital asset information, maintenance management systems, work-order management, mobile FM solutions, condition monitoring, performance dashboards, reporting, analytics, and energy and utility monitoring. Our objective is to ensure that technology provides usable information, better visibility, stronger processes, and improved decision-making rather than simply adding another system.



OUR CONSULTANCY APPROACH

ABM FM provides independent, practical, and evidence-based Facilities Management consultancy designed to help organizations improve the performance, reliability, efficiency, and long-term value of their facilities and assets.

Our approach begins by understanding the client's organization, facilities, assets, operational environment, objectives, challenges, and priorities. We then assess existing FM practices, processes, resources, maintenance arrangements, contracts, performance, and operational systems to establish a clear understanding of the current state.

Through structured gap and risk identification, we highlight operational inefficiencies, recurring issues, performance constraints, asset risks, and opportunities for improvement. We then analyze available data, technical information, maintenance history, asset condition, performance indicators, and operational practices to identify the underlying causes and improvement opportunities.

Based on our findings, we develop practical and prioritized recommendations aligned with business objectives, operational requirements, risk priorities, and available resources. Where required, we also support the development of implementation plans, performance measures, governance frameworks, procedures, and continuous improvement initiatives.

FROM INSIGHT TO IMPROVEMENT

Understand → Assess → Identify → Analyze → Recommend → Improve



Our objective is not simply to identify problems, but to provide clear direction and practical solutions that organizations can implement, measure, and sustain.



OUR VALUE PROPOSITION

ABM FM provides an independent and practical perspective on Facilities Management, helping organizations transform operational challenges and asset information into clear priorities and actionable improvement opportunities.



IMPROVE PERFORMANCE

We help establish clear processes, responsibilities, service expectations, performance measures, and improvement programs that support consistent operational delivery.



IMPROVE RELIABILITY

We help organizations identify recurring failures and develop maintenance and reliability strategies that improve asset availability and operational continuity.



REDUCE RISK

We identify facility, infrastructure, asset, maintenance, and operational risks and support clients in prioritizing practical risk-reduction measures.



OPTIMIZE COSTS

We support better maintenance, OPEX, CAPEX, and lifecycle decisions by considering cost alongside asset condition, risk, performance, and long-term value.



IMPROVE EFFICIENCY

We identify opportunities to improve processes, resource utilization, maintenance effectiveness, energy performance, water consumption, and overall operational efficiency.



STRENGTHEN GOVERNANCE

We support the development of policies, procedures, controls, KPIs, reporting structures, and accountability frameworks that strengthen FM governance.



BUILD CAPABILITY

We support internal teams through training, workshops, knowledge transfer, and practical implementation guidance.



ENABLE BETTER DECISIONS

We help transform facility, asset, maintenance, and operational information into meaningful insights that support better management decisions.



OUR DIFFERENCE



INDEPENDENT

Our focus is on providing objective professional advice and practical recommendations aligned with the client's interests and requirements.



PRACTICAL

We focus on solutions that are implementable, measurable, commercially realistic, and appropriate to the client's operational environment.



INTEGRATED

We connect facilities, assets, people, processes, technology, risk, cost, performance, and sustainability rather than treating them as separate disciplines.



DATA & EVIDENCE DRIVEN

Where information is available, we use asset data, maintenance history, condition information, performance records, and operational evidence to support our recommendations.



LIFECYCLE FOCUSED

We consider immediate operational requirements alongside longer-term asset performance, renewal, investment, lifecycle cost, reliability, and sustainability



CAPABILITY TRANSFER

Our objective is to create lasting value by strengthening the client's understanding, processes, tools, and internal capabilities.

20+ Years

Of Excellence in FM Consulting

STRATEGY | SUSTAINABILITY | PERFORMANCE

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Transforming Facilities. Enabling Performance.

We help organisations build smarter, more resilient and sustainable facilities through integrated Facilities Management consultancy, strategic advisory and operational excellence.

From strategy to execution, we deliver solutions that optimise assets, improve reliability, enhance sustainability and create long-term value.

Partner with us to transform your facilities and shape a smarter future.

