

Who Says Size Doesn't Matter? or "How to Use the IFMA & BOMA Standards of Measurement to Your Advantage"

IFMA Ottawa Chapter, March 2005
Presented by Meredith Thatcher, CFM

**"Who Says Size
Doesn't Matter?"**
or "How to Use the IFMA & BOMA
Standards of Measurement to Your
Advantage"

Meredith Thatcher, CFM
Carroll Thatcher Planning Group

Presented to: IFMA Ottawa Chapter
March 2005

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**Issues that drove creation of
ASTM/IFMA standard**

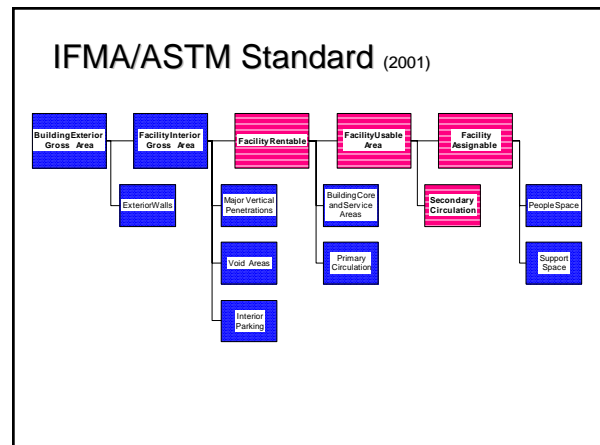
- Level of effort is appropriate for the intended purpose
- KISS principal
- Knowledge level of stakeholders
- Eliminating room for error
- Reasonableness test
- ROI (return on investment of time, return on information)

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Area Measure Standards

- Define both measurements and calculations
 - Measurements – define the areas of objects to be measured and how they should be measured
 - Calculations – mathematical formulas

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Purpose

- Input to decisions
- Chargeback
- Knowledge management
- Space management

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What are we managing

- Executive queries
- Change and churn
 - Managing
 - Updating
 - Documenting
 - Reporting (known and unforeseen)

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Stakeholders of IFMA standard

- Landlord
- Controller
- Business units
- Facility service providers
- Data entry/consultants
- Admin support





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Where is the work performed

- In-house – do it all
- Outsourced set-up, in-house maintenance
- Outsource all – 'Thin Client'
 - Hardcopy
 - Electronic
 - Web

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Business Cycles

- Leasing (years) 
- Financial reporting (months) 
- Space management (days) 
- Ad-hoc (unpredictable) 

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Current challenge

- Some confusion in marketplace
 - Individually modified standards
 - When to use which standard
 - Duplicate/inconsistent use of terminology
 - Some terminology is too close
- Use of standards is optional
- Standards are subject to interpretation – difficult to audit
- Multiple versions of multiple standards
- Marketplace commitment to chosen standard – adoption of new standard is expensive and time consuming

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Roadmap to the Future

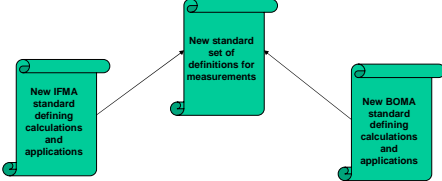
- Create value for all stakeholders
- Acknowledge different standards can serve different purposes
- IFMA and BOMA – Canada and USA
- Working committee represents:
 - Landlords, tenants, consultants (architects, CAFM specialists, facility consultants, interior designers, space planners), PWGSC, GSA, CAFM software developers



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Future

- Develop a joint standard that deals only with measurement definitions, methodology, and hierarchy and have both standards refer to this new standard
- Reusability of data – i.e. consistent location of plines



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