Strategic Facilities and Asset Maintenance Management Training Course



28 Dec 2026 - 01 Jan 2027

Tokyo

5800 € (Per Person)

Ref: #MA9256_192705

Course Introduction / Overview:

This comprehensive training course provides a deep dive into the critical disciplines of facilities management and asset maintenance strategy. In today's competitive landscape, effectively managing physical assets is no longer a back-office function but a strategic imperative that directly impacts operational efficiency, financial performance, and organizational resilience. This program is designed to equip professionals with the advanced knowledge and practical skills needed to transition from reactive maintenance to a proactive, strategic management model. Drawing on foundational principles from leading experts like Peter S. Kimmel, author of "The Facility Management Handbook," this course integrates theory with real-world application. Participants will explore the entire asset lifecycle, from acquisition and operation to disposal, learning to implement robust maintenance strategies such as Reliability-Centered Maintenance (RCM) and Total Productive Maintenance (TPM). BIG BEN Training Center has developed this curriculum to empower attendees to optimize asset performance, reduce operational costs, and align facilities management with overarching business objectives, ensuring long-term value creation and sustainability.

Target Audience / This training course is suitable for:

- Facilities Managers and Directors.
- Asset Management Professionals.
- Maintenance Managers and Supervisors.
- Operations Managers.
- Plant and Production Engineers.
- Building and Property Managers.
- Capital Project Managers.
- Procurement and Supply Chain Managers involved in MRO.
- Senior Technicians aspiring to management roles.
- Financial Controllers responsible for asset budgets.

Target Sectors and Industries:

- Manufacturing and Industrial Production.
- Real Estate and Property Management.
- Healthcare and Hospital Administration.
- Hospitality, Hotels, and Resorts.
- Education Sector including Universities and Schools.
- Government and Public Sector Facilities.
- Transportation and Logistics.
- Oil and Gas Sector.
- Telecommunications and Data Centers.
- Retail and Commercial Complexes.

Target Organizations Departments:

- Facilities Management Department.
- Maintenance and Engineering Department.
- Operations Department.
- Asset Management Division.
- Project Management Office.
- Procurement and Contracts Department.
- Finance and Budgeting Department.
- Health, Safety, and Environment (HSE) Department.
- Corporate Real Estate Department.

Course Offerings:

By the end of this course, the participants will have able to:

- Develop a comprehensive strategic plan for facilities and asset management.
- Implement preventive and predictive maintenance programs to enhance asset reliability.
- Master maintenance planning, scheduling, and work order management techniques.
- Conduct asset lifecycle cost analysis to inform capital investment decisions.
- Evaluate and select Computerized Maintenance Management Systems (CMMS).
- Manage maintenance budgets and control operational expenditures effectively.
- Develop robust key performance indicators (KPIs) to measure maintenance effectiveness.
- Integrate sustainability and energy efficiency principles into facilities operations.
- Manage contractors and service level agreements for outsourced maintenance.
- Apply risk management frameworks to mitigate operational and facility-related risks.

Course Methodology:

The training methodology at BIG BEN Training Center is designed to be highly interactive, engaging, and practical, ensuring that participants can immediately apply their learning in the workplace. This course moves beyond traditional lectures by incorporating a blended learning approach. We utilize a mix of expert-led presentations, in-depth case study analyses of real-world facilities management challenges, and interactive group discussions that encourage peer-to-peer learning and knowledge sharing. A significant portion of the course is dedicated to hands-on workshops and practical exercises where participants will work on developing maintenance strategies, creating budgets, and using planning tools. Role-playing scenarios will simulate common challenges, such as contractor negotiations and emergency response planning. Continuous feedback is provided by the instructor, a seasoned industry expert, to guide participants and refine their understanding. This immersive and collaborative environment ensures a comprehensive grasp of both the strategic principles and the tactical skills required for excellence in facilities and asset management.

Course Agenda (Course Units):

Unit One: Foundations of Strategic Facilities and Asset Management

- Introduction to Facilities Management (FM) and its strategic importance.
- The complete asset lifecycle from acquisition to disposal.
- Defining asset management policy, strategy, and objectives.
- Key performance indicators (KPIs) for facilities and maintenance.
- The role of the modern Facilities Manager in an organization.
- Understanding ISO 55000 standards for asset management.
- Aligning FM strategy with corporate goals and stakeholder needs.

Unit Two: Proactive Maintenance Strategies and Planning

- Transitioning from reactive to proactive maintenance cultures.
- Developing a robust Preventive Maintenance (PM) program.
- Implementing Predictive Maintenance (PdM) techniques and technologies.
- Principles of Reliability-Centered Maintenance (RCM).
- Introduction to Total Productive Maintenance (TPM).
- Effective maintenance planning and scheduling techniques.
- Managing work orders from creation to close-out.

Unit Three: Financial Acumen for Facilities and Asset Managers

- Developing and managing operational and capital budgets (OPEX vs. CAPEX).
- Lifecycle Costing (LCC) for asset investment decisions.
- Techniques for maintenance cost estimation and control.
- Building a compelling business case for facility upgrades and projects.
- Understanding financial statements and their impact on FM.
- Managing Maintenance, Repair, and Operations (MRO) inventory.
- Strategies for optimizing utility consumption and costs.

Unit Four: Technology and Systems in Modern Management

- The role of Computerized Maintenance Management Systems (CMMS/EAM).
- Selecting and implementing the right CMMS for your organization.
- Leveraging data analytics for maintenance decision-making.
- Introduction to the Internet of Things (IoT) in asset monitoring.
- Exploring smart building technologies and building automation systems (BAS).
- Using technology for space management and optimization.
- Digital twins and their application in facilities management.

Unit Five: Leadership, Risk, and Sustainable Operations

- Leading and motivating maintenance and facilities teams.
- Managing contractors and negotiating Service Level Agreements (SLAs).
- Health, safety, and environmental (HSE) compliance in facilities.
- Conducting facility risk assessments and developing mitigation plans.
- Emergency preparedness and business continuity planning.
- Implementing sustainability and green building initiatives.
- The future of facilities management and preparing for change.

FAQ:

Qualifications required for registering to this course?

There are no requirements.

How long is each daily session, and what is the total number of training hours for the course?

This training course spans five days, with daily sessions ranging between 4 to 5 hours, including breaks and interactive activities, bringing the total duration to 20 - 25 training hours.

Something to think about:

How can the principles of the circular economy be integrated into asset lifecycle management to create not just cost savings, but new value streams?

What unique qualities does this course offer compared to other courses?

This course distinguishes itself by adopting a holistic, strategic-level perspective on facilities and asset management, moving beyond the conventional focus on routine maintenance tasks. While other programs may concentrate on operational tactics, this curriculum is built around the strategic integration of asset performance with core business objectives, heavily influenced by the comprehensive frameworks found in works like Peter S. Kimmel's "The Facility Management Handbook". A key differentiator is the significant emphasis on financial acumen, equipping participants with the skills to develop lifecycle cost models, justify capital expenditures, and manage budgets effectively, thereby communicating the value of facilities management in a language that senior leadership understands. Furthermore, the course is uniquely forward-looking, dedicating substantial time to the practical application of modern technologies such as IoT, data analytics, and smart building systems. It prepares professionals not just for the challenges of today, but for the technologically-driven, sustainable, and data-centric future of the facilities management industry, focusing on building adaptable leaders rather than just skilled technicians.