
Hard Facilities Management: MEP Asset Care and Lifecycle Planning Course

11 – 15 October 2027

Dubai - Marriott Hotel Al Jaddaf, Dubai





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Programme Summary

Hard facilities management, MEP asset care and lifecycle planning is a one-week training course for facilities, estates and building services leaders at strategic level, culminating in a building services asset plan for their own portfolio. Mechanical, electrical, plumbing, fire and lift systems drive occupant safety, comfort and running costs, yet many portfolios still maintain them reactively and replace them in crisis. The approach links asset registers, planned preventive maintenance, inspections, energy performance and lifecycle budgets into one managed system. Mars Training Centre UK delivers this programme in hard facilities management.

The Business Case

Building services account for a large share of occupancy cost and most of the risk that occupants never see until something fails. Unplanned breakdowns of chillers, switchgear or lifts disrupt operations, and missed life-safety inspections expose owners to serious liability. Leaders who know the condition of their assets and plan replacement years ahead can defend budgets and protect occupants.

- **Occupancy Cost:** Reduces reactive repair and energy spending through planned maintenance and system optimisation.
- **Service Availability:** Raises uptime of critical systems such as cooling, power and vertical transport.
- **Life-Safety and Liability Exposure:** Lowers the risk of failed fire, electrical and lift inspections through tracked statutory regimes.

Principles and Evidence Base

- **ISO 41001 Facility Management Systems:** Frames the governance of building services within the facility management system in Session 1.
- **ISO 55000 Asset Management:** Provides the asset register, criticality and risk logic applied in Sessions 1 and 2.
- **ISO 15686 Service Life Planning:** Supplies the service life and life-cycle costing methods used for replacement planning in Session 4.
- **ISO 50001 Energy Management Systems:** Guides the energy performance review of building services in Session 3.



Intended Participants

- Executives accountable for the condition, safety and running cost of a building portfolio.
- Senior leaders who approve maintenance budgets and capital replacement plans for building services.
- Heads of estates who manage outsourced hard services contracts.
- Leaders responsible for life-safety compliance in occupied buildings.

The programme serves facilities, estates, property and engineering services functions across commercial real estate, healthcare, education, government and hospitality.

Learning Outcomes

1. Participants will be able to evaluate the maturity of building services management against ISO 41001 and ISO 55000 principles.
2. Participants will be able to construct an asset register and criticality ranking for MEP systems.
3. Participants will be able to design planned preventive maintenance and statutory inspection regimes matched to risk.
4. Participants will be able to diagnose energy waste in HVAC, lighting and building management systems.
5. Participants will be able to prioritise lifecycle replacements using condition data and life-cycle costing.
6. Participants will be able to justify a building services asset plan to owners or a board.

Programme Structure

Day 1: Hard Facilities Management Governance

How are building services organised, owned and measured across a portfolio?

- Hard and Soft Services Boundaries
- Facility Management Systems Under ISO 41001
- MEP Asset Register Structure
- Asset Criticality and Risk Ranking
- Building Services Maturity Diagnostic

Day 2: Planned Preventive Maintenance and Inspections

Which tasks keep systems safe and reliable, and how often should they be done?

- Planned Preventive Maintenance Schedule Design
- Fire and Life-Safety System Inspection Regimes
- Electrical Distribution and Standby Power Testing
- Lift and Escalator Maintenance Oversight
- Water Hygiene and Plumbing System Controls



Day 3: Condition, Energy and Data

What do condition surveys, energy data and CAFM records reveal about the portfolio?

- Condition Survey Methods and Grading
- HVAC and Chiller Plant Performance Review
- Energy Performance Review Using ISO 50001
- Building Management System Optimisation
- CAFM Data Quality and Reporting

Day 4: Lifecycle Planning and Service Contracts

When should systems be replaced, and how are service providers held to account?

- Service Life Estimation Under ISO 15686
- Life-Cycle Costing and Replace-or-Refurbish Decisions
- Ten-Year Capital Replacement Plan Structure
- Hard Services Contract Models and Service Levels
- Contractor Performance Scorecards

Day 5: Applying MEP Asset Care and Lifecycle Planning

How are governance, maintenance, energy and lifecycle data brought into one plan?

- Reviewing a Hospital Plant Failure Against Session 2 Regimes
- Applying Criticality Ranking to a Participant Portfolio
- Prioritising Replacement Projects by Risk and Life-Cycle Cost
- Setting Building Services Indicators and Reporting Lines
- Building Services Asset Plan Presentation

Methodology

The programme relies on case analysis of building services decisions in hospitals, office towers, universities and hotels, combined with structured exercises in which participants grade asset condition, model life-cycle costs and design inspection regimes. Session 5 brings the work together in an asset plan reviewed by peers.

- Suggested activity: Ranking the MEP assets of a hospital by criticality.
- Suggested activity: Comparing replace and refurbish options for an office tower chiller plant.
- Suggested activity: Reviewing the hard services scorecard of a university campus contractor.



Capstone Output

Each participant completes a building services asset plan for their own portfolio. It contains an asset criticality register, maintenance and inspection regimes, energy actions, a ten-year replacement schedule and contractor indicators, ready for presentation to owners or the board.

Frequently Asked Questions

Is hard facilities management training suitable for estates leaders without an engineering degree?

Yes. It is designed for strategic leaders who govern building services rather than maintain them. It assumes experience of managing property or facilities budgets.

Which standards does hard facilities management and MEP lifecycle planning training rest on?

It rests on ISO 41001 for facility management systems, ISO 55000 for asset management, ISO 15686 for service life planning and ISO 50001 for energy management.

How is the asset plan from hard facilities management training used at work?

You can present it to owners or the board as the basis for maintenance budgets, capital replacement funding and contractor performance reviews.