

A Senior's Moment

Timely engineering management tips, observations, and the occasional rant by a senior engineering manager.
Small to mid-sized properties.

Senior Engineering Management for All Hotels

Hotel engineering more than ever requires a strong management approach. Meeting the expectations and needs of guests, while maintaining an appropriate pomec budget, demands technical management skills not readily available to small and mid-sized properties. *Now the benefits of a senior engineering manager can be enjoyed on-demand.* Mechanical operations, asset management, financial controls, long and short term strategic planning are a few areas that would benefit from this service.

Budgeting for Example

Previous budget preparation methods (such as strictly using historical data) are not nearly enough today. Every budget dollar spent or saved is critical. Innovation and opportunity awareness are crucial when making operational improvements and during budget preparation. Building realistic pomec budgets and effective maintenance plans requires a strong working knowledge of:

- Mechanical systems
- Department human resources management
- Financial controls
- Energy management
- Compliance management
- Inter-departmental communication skills
- Project management
- Strategic planning, and
- Opportunity awareness (R&D).

Executive goals and objectives to improve the bottom line and market share require that engineering management be efficient and effective. When general managers review day-to-day, month-end, and quarterly operating reports, they require clear and simple answers to concerns and issues such as:

- Pomec budget forecasts and status of expense controls
- Existing conditions - building, property, furnishings fixtures and equipment (FF&E)
- Repairs and maintenance (R&M) program status, and
- Capex and special project status

Complimentary Short-Audit Options

Pomec Consulting offers two types of complimentary engineering management short-audits. Both are designed to highlight opportunities addressing the above concerns and issues.

Option A. On-site Short Audits within the GTA (recommended for all).

A complete tour of the property is necessary, including all mechanical and electrical equipment. The data collection process will take from three to six hours.

Required Data:

- Present pomec budget with preparation data
- Monthly pomec P&L statements with comments, going back 24 months
- Copies of utility invoices for the past 24 months
- Copies of all pomec-related contracts for goods and services, to be available before the tour, and
- Copy of entire mechanical and electrical maintenance program

A brief interview with selected members of the maintenance staff and the senior management group is required. Ten to fifteen minutes for each position must be scheduled for the day of the tour. These meetings will focus on the existing condition of the engineering function as it relates to the overall property.

Option B. Distance Short Self-Audit Package outside the GTA.

To avoid travel expenses, properties outside the GTA can request this method. The package is designed to assist the property in researching and providing the required data for POMEC Consulting to construct a short-audit report. Please note that without the opportunity for a consultant to inspect the property, recommendations while useful for decision making will be general in nature.

Short-Audit Report

Once the observations and data have been collected, Pomec Consulting will generate a report. In approximately five working days, a report regarding the following engineering management divisions will be issued:

- Department Administration
- Building M&E Equipment and Systems
- Building Components, Hardware & Finishes
- Property FF&E
- Operations, Repair and Maintenance (OR&M) Program, and
- Capex and Strategic Planning.

A proposal will be included that will outline options addressing issues such as:

- Reduction of operations, repairs and maintenance (OR&M) costs and/or increased efficiencies
- Increased OR&M effectiveness
- Correcting M&E issues
- Developing an opportunity awareness program
- Equipment life-cycle analysis and recommendations
- Technical services 5/10 year strategic planning

Opportunities, that's POMEC Consulting. Give us a call.

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