

**Title of Dissertation:** Facilities Management within the Irish Construction Industry

**Sub Title:** The application of Facilities Management as a business strategy throughout the Construction Management Stage in reducing sustainability impacts and whole life cycle costs for the Client.

This dissertation examines the profession of Facilities Management in regards to its current and potential role within both the worldwide and Irish Construction Industry. The main research purpose of this dissertation is to examine the claim that by introducing the Facilities Manager throughout the Construction Management Stage instead of just as an operational tool after construction, can ultimately result in significant savings throughout the life cycle, and therefore play a substantial role in the overall business strategy for the Client.

Throughout the course of the literature reviewed there were split opinions towards the current and potential role of Facilities Management. On one side of the argument there are scholars such as Amaratunga and Baldry (2003) who believe that Facilities Management is a core business strategy and has provided a new cost focus for buildings. This is strongly contested by Jay and Ooi (2001) who state that Facilities Management is routed to an operational tool and has done little to deserve the accreditation of the word profession. There are other academics as Shah (2007) that claim that the Facilities Manger if integrated early into the construction process can help maxamise sustainability and construction potential. This once again is contested by Price (2004) in that Facilities Management has developed into a cost cutting exercise, with its main focus been concerned at an operational and not strategic level.

In order to investigate these contrasting claims the case study of the Sports Surgery Clinic Santry was selected, as at present there is an aggressive savings programme been introduced based around better energy management. This case study was selected in order to investigate through in depth research and further interviews, that if the Facilities Manager was introduced into the Construction Management Stage that

