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INDUSTRY AND THE DEVELOPMENT OF FACILITY MANAGEMENT

Facility Management originated in the U.S. in the seventies and gradually spread throughout the world. Initially it was aimed at managing new buildings and related services (security, cleaning). Gradually, Facility Management into a comprehensive management and operation of facilities and in other areas such as housing, sports, shopping, amusement parks, etc.

The European Union is the world's first developed a unified standardization in the field of Facility Management. EU Standard EN 15 221 currently consists of six parts, the seventh is under construction:

- Part 1. Definitions and terminology;
- Part 2. Instructions for preparing contracts FM;
- Part 3. Quality in Facility Management;
- Part 4. Categorization / Facility Management Services structure;
- Part 5. Processes in Facility Management.
- Section 5: Measurement Facility Management;
- Section 7: Benchmarking (in development).

If we try to interpret freely the definition of "Facility Management" in accordance with this standard, the essence of Facility Management is to provide comprehensive services to manage the processes that support the core activities of the enterprise (organization).

As a rule, they are divided into two main groups of "hard" and "soft" services. For hard services (for the space and infrastructure) is management of premises and territories, as well as their use, support and technical building management, waste management, energy, utilities, water, cleaning. Soft services (individuals and organizations) – all forms of security, safety and hygiene, "hospitality" (food, reception, secretarial services, provision of facilities for meetings, etc.), providing the daily operation of information and telecommunications services, and last but not least the entire internal logistics (car industry, printing and koprovnnye services, internal mail and courier services, archiving services, etc.).

The specificity of Facility Management is a unified management of all these services on their own businesses or in the form of outsourcing. The form of outsourcing to dominate the vast majority of enterprises that are interested in optimizing the non-production costs.

I want to give you an interesting and perhaps useful information for you. According to a study of the European Association EuroFM 8 % of GDP in EU activities connected with the Facility's Management. This represents an impressive € 900 billion a year. In a world now more than 20 000 Facility managers, interacting within a professional association IFMA. IFMA headquarters located in Houston (USA). The association has around 65 branches throughout the world. Facility Management is now taught in many universities around the world. There is a certification program for certifying professional experts in the world, European or local standards.

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EDUCATIONAL ENVIRONMENT FACILITY MANAGEMENT

The decisive factor affecting the efficiency of enterprises, capital is not in the traditional sense, and human capital in the form of highly skilled and creative staff. A special role is played by senior officials – managers. Formation of new competencies for managers is the key success of the enterprise. Management education in the field of Facility Management (facility management) is a feature of education systems in developed countries. The appearance of this type of education in the Czech Republic (CR) contributed to "velvet revolution" and the arrival of foreign capital into the country. With foreign participation have been created entirely new organization for the CR, which was originally pushed by outsourcing non-core support to ensure that the activities of industrial enterprises. Subsequently, these organizations have begun to specialize exclusively in providing services to outside work; some of them have become centers of Facility Management. This activity is rooted in the Czech Republic under the name borrowed from Facility Management. Facility Management is a special kind of management and requires new competencies managers, professional qualifications, and new requirements for education specialist.

Before Facility Management has established itself as an independent profession for which you want to acquire knowledge and skills through formal education, a school for managers in this area of activity was the practice. It is generally accepted that successful leadership is predetermined in the first place talent, personality traits, motivation and practical experience in a manager, rather than specialized training in educational institutions. If the positive impact of educa-