



Information Delivery Manual (IDM)

(COBIE-ER-01) Exchange Project Handover - Project Wrapper

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Labels: (None)

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NBIMS Development Stage

Stage	Name	Status
0	Draft, not yet approved as NBIMS project	
1	Part of a 'pilot' project	
3	Part of a project out for 'consensus' review	✓

4	Part of an operational standard	
5	Superseded by:	
6	Retired	

Note: For information on the specific stages of NBIMS project development, please visit www.nbims.org.

Project Stage

Stage	Name	Valid
0	Portfolio requirements	
1	Conception of need	
2	Outline feasibility	
3	Substantive feasibility	
4	Outline conceptual design	
5	Full conceptual design	
6	Coordinated design and procurement	
7	Production information	
8	Construction	✓
9	Operation and maintenance	✓
10	Disposal	

Note: While the information exchange described in the COBIE project occurs following construction during building handover, as noted in the table above, the data contained in this particular exchange requirements is generally applicable throughout the facility life-cycle.

Overview

COBIE contains information describing the operations, maintenance, and assets in capital facilities. The authoritative sources for this information include designers, builders, installers, and manufacturers. On the design side of the exchange, BIM-based design tools may be used to capture COBIE data. From construction, information about approved submittals are included in COBIE exchanges. Builders identify products to be installed. Manufacturers provide operating and maintenance information. Installers provide serial and tag numbers. Quality Control/Assurance staff provide test and certification reports. All these parties can capture building handover data through the COBIE standard, tying their diverse set of software together for the purpose of providing a consistent data set of operations, maintenance, and asset management to building staff.

This exchange requirement defines the project information "wrapper" needed to define a specific construction-operation information hand over data. An example scenario for this stage is shown in the table below:

Task	Scenario
Identify Project	Provide the name of the facility (or facilities) whose data is contained in a given COBIE file.
Link Project	Reference information systems and unique identifiers allowing facility and asset managers to accept and/or summarize data provided by the COBIE file.

The information provided through this information exchange should be a subset of information that already exists in the design building information model, as appended/changed during construction. Information related to the facility that may be exchanged include:

- A minimum of one facility shall be identified in a COBIE exchange file.
- The footprint of each facility may be included, but is not required.
- The gross volume of each facility may be included, but is not required.
- If specified, the owner's facility identification number, will be included in the file.

The following information auditing is also required for all COBIE file exchanges that occur in a batch file transfer mode. Software that mediates that transmission of COBIE data may capture this data automatically based on process model implementations:

- The party who created the data provided. This is required for individual record.
- The full history of all changes to the data must be included in the data file.

The authoritative source for this information is the design building information model. Ideally the information in this project wrapper will have been created during early design and "handed down" with the project as work progressed from design through to construction.

Information Requirements

Context	Information Needed	MAN	REC	OPT	Actor Supplying	Functional Part
Site (General)	A site must be defined for upon which the the facility is placed.	✓			Designer or Constructor	fp_model_site
Facility (General)	A building must be defined for COBIE data to be exchanged.	✓			Designer or Constructor	fp_model_building
Facility (Identifier)	The identification number provided by the owner of the facility. Provided as specified.			✓	Owner	to be determined
Authoritative Source	The user responsible for creating the project wrapper data set.	✓			Designer or Constructor	fp_apply_owner_history
History	All versions of information captured during the project will be provided in the file. Superseding data is explicitly identified.	✓			Designer or Constructor	fp_apply_owner_history