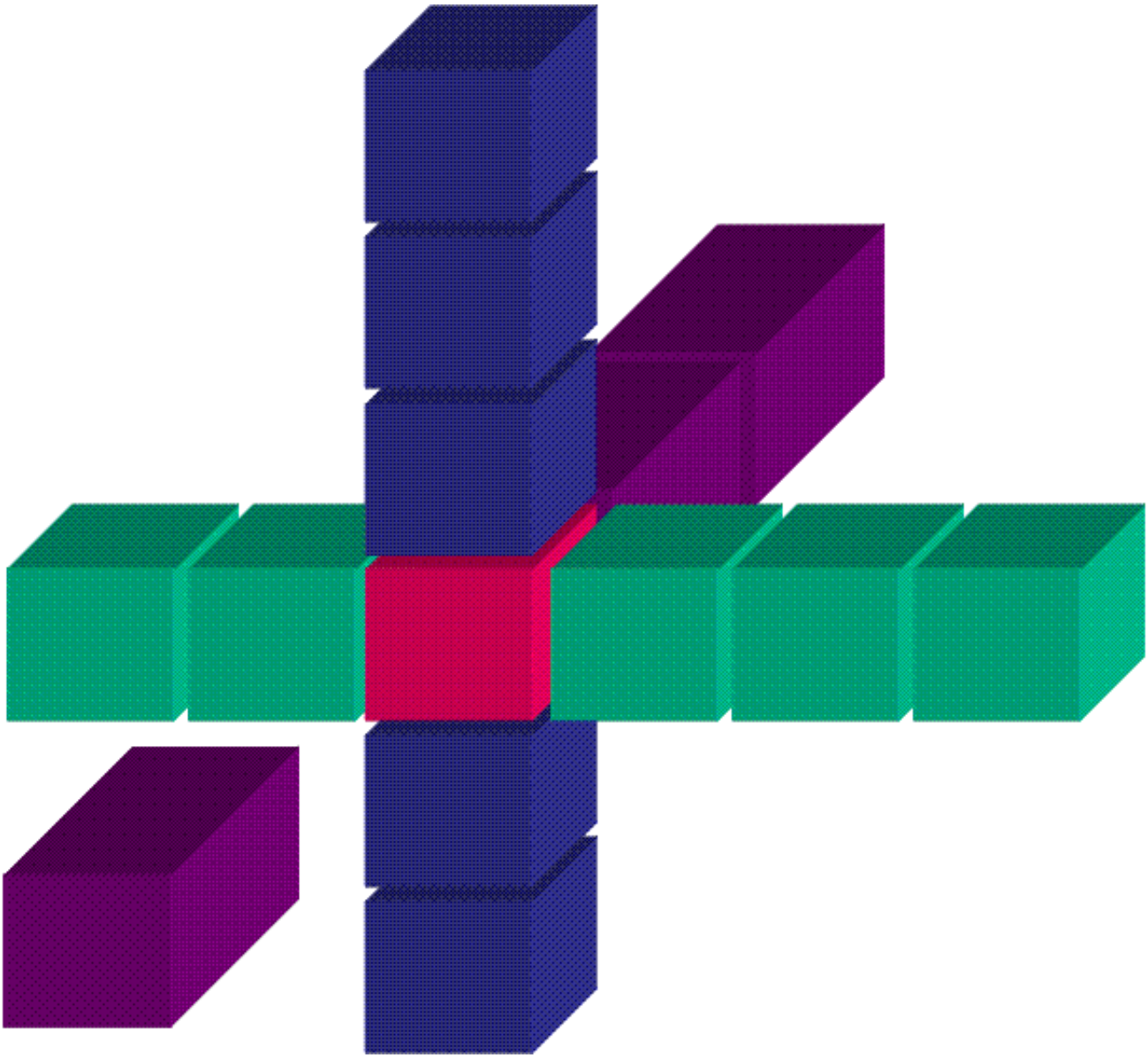

Information Delivery Manual (IDM)

(COBIE-ER-04) Exchange Project Handover - Asset Catalog

Added by Bill East, last edited by Bill East on May 02, 2007 (view change)
Labels: (None)

(COBIE-ER-04) Exchange Project Handover - Asset Catalog

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5	Superseded by:	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 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 installed building components needed for construction-operation information handover. The information contained in this exchange requirement is commonly called the "submittal register" in the context of typical U.S. construction contracts. An example scenario for this stage is shown in the table below:

Task	Scenario
Product Name	Identifies the type of product that should be installed in the facility.
Product Type (Submittal)	Identifies the type(s) of documentation that needs to be provided to demonstrate compliance with contract requirements.
Product Type (Asset)	Identification of the product as a fixed or moveable asset, expected life and replacement cost.
Product Type	

(Approval)	Identification of the party responsible for assuring the quality of the submittal.
System (Reference)	Reference to the lowest leaf(s) of the system hierarchy applicable for the type of product.
Space (Reference)	Reference to the lowest leaf(s) of the space hierarchy where the product may be found.

In addition to the general identification of products in the catalog, the specific components named in the design are also required to be identified. A commonly identified individual components are found in the mechanical system, for example "AHU-1" or "Pump 5". An example scenario for this information is shown in the table below.

Task	Scenario
Component Name	Identifies the type of product that should be installed in the facility.
Register (Reference)	Reference to the product type that contains the overall information about the product.
Space (Reference)	Reference to the lowest leaf(s) of the space hierarchy applicable for the type of product.

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:

- All catalog items must be identified by asset type, submittal requirement, and approval level
- When catalogs are part of named building systems, those systems must be identified
- The class of item identified in the catalog describes the type of asset as fixed/movable
- replacement cost and life of the asset class are identified.

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
Precursor	Space Name for each space must be identified before it can be associated with specific materials, products, and equipment.	✓			Designer or Constructor	fp_model_space
Precursor	System name for each system must be identified before it can be associated with types and specific materials, products, and equipment.	✓			Designer or Constructor	fp_model_system
Product Name	Identify the name of the material, product, or equipment to be installed in the facility.	✓			Designer or Constructor	fp_model_inventory(asset)

Product Asset (Type)	Identify if the associated materials, products, or equipment is a fixed or movable asset.	✓			Designer or Constructor	to be determined
Product Asset (Cost)	Identify the replacement cost of the associated materials, products, or equipment.	✓			Designer or Constructor	to be determined
Product Asset (Life)	Identify the expected operational life of the associated materials, products, or equipment.	✓			Designer or Constructor	to be determined
Product Review (Level)	Identify the party responsible to evaluate compliance of the material submitted on the associated materials, products, or equipment.	✓			Designer or Constructor	to be determined
Product Review (Documentation)	Identify type of required documentation needed to evaluate compliance of the material submitted on the associated materials, products, or equipment.	✓			Designer or Constructor	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