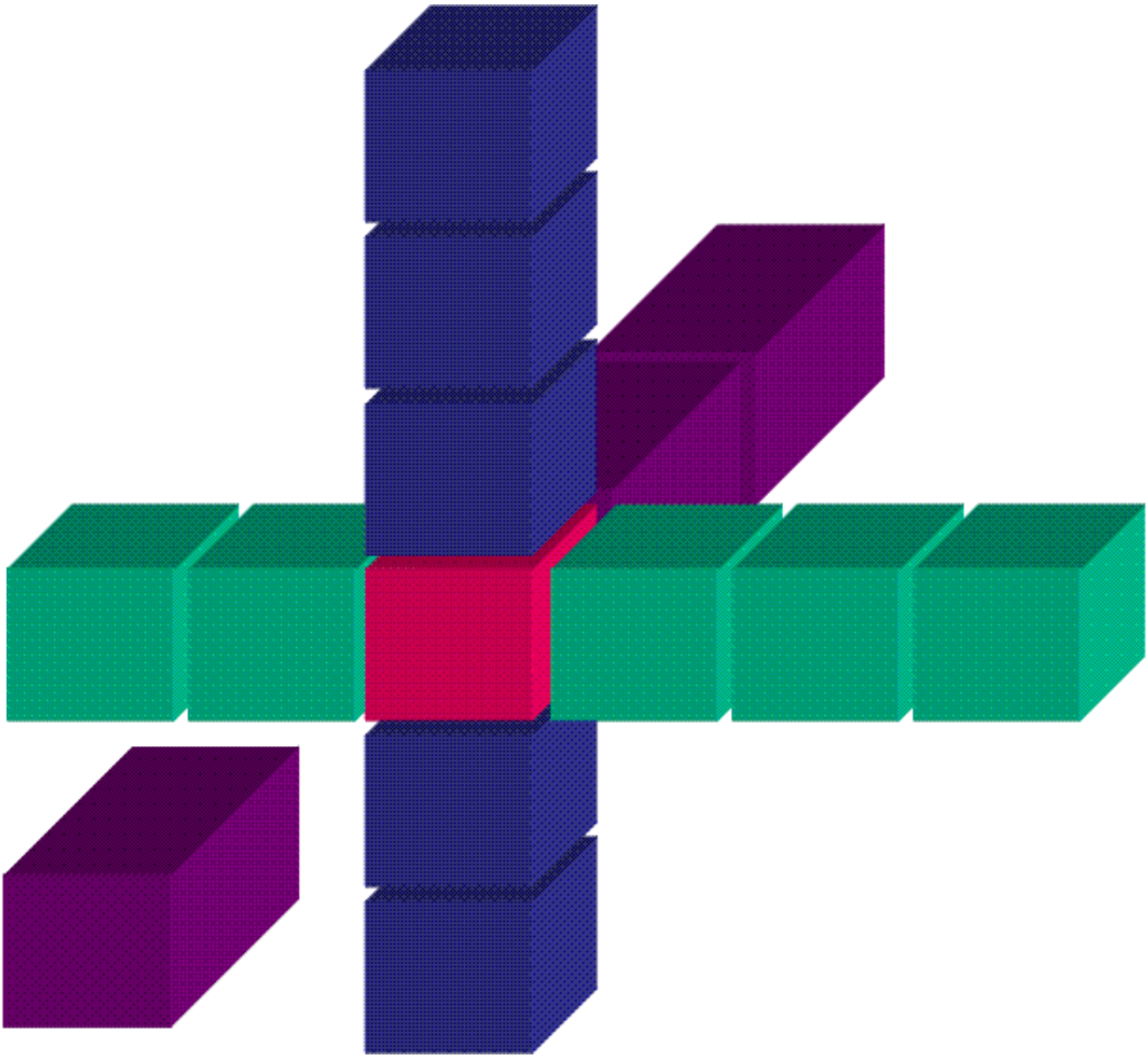

Information Delivery Manual (IDM)

(COBIE-ER-06) Exchange Project Handover - Facility Services

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

(COBIE-ER-06) Exchange Project Handover - Facility Services

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5	Superseded by:	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 overall building systems at the level needed for construction-operation information handover. An example scenario for this stage is shown in the table below:

Task	Scenario
System Name	Provide the name of each conceptual/physical system in each of the facilities identified in the project wrapper.
System Function	Identify the function of the building system using a standard taxonomy. OmniClass is the default taxonomy unless otherwise noted by contract requirement.
System Space (Reference)	Identify the lowest level conceptual or physical sub-systems that applies to a given space. A single space will be identified with each relevant sub-system.
System Nesting	Identify the conceptual or physical sub-systems within a system. An example of this type of

	nesting would occur in an HVAC system that had multiple zones.

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 systems must link to a single facility.
- The functions of all spaces must be identified.
- Systems may be organized into "super systems."
- Spaces may be linked to systems but only at the leaf nodes of the system nest.

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	Facility (General) information must be provided to identify the facilities in which floors and spaces may be found.	✓			Designer or Constructor	fp_model_building
Precursor	Floor Name of each conceptual/physical vertical level of each of the facilities must be identified before it can be associated with a system.	✓			Designer or Constructor	fp_building_storey
Precursor	Space Name for each space must be identified before it can be associated with a system.	✓			Designer or Constructor	fp_model_space
System Name	Identify the name of the system using locally standard nomenclature.	✓			Designer or Constructor	fp_model_system
System Function	Identify the primary function of the system using the OmniClass or locally specified spatial function classification scheme.	✓			Designer or Constructor	fp_model_system
System Nesting	Identify one or more super-systems that contain the system. The name of these super-systems will typically refer to various conceptual zones within the building that have a similar or grouped pattern of use. For example, zones my refer to mechanical heating zones, alarm systems zones, or groups of spaces to be used for specific clients.			✓	Designer or Constructor	fp_model_system
System Application	Identify the floor(s) over which the lowest level system or sub-system			✓	Designer or	fp_model_system

(Floor)	operate.				Constructor	
System Application (Space)	Identify the space(s) over which the lowest level system or sub-system operate.			✓	Designer or Constructor	fp_building_storey
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