

NIBS FMOC
OPERATIONS & MAINTENANCE SUBCOMMITTEE
 Facility Maintenance & Operations Committee
 and Whole Building Design Guide

MEETING MINUTES

August 7, 2007
 9:00-1:00 pm

Prepared by Glenn Hunt, Peripheral Systems, Inc.
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List of Attendees (19 present, WebEx attendees partly included)

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Robert Bradford	Burns & McDonald	816-822-3895	rbradford@burnsmcd.com
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INTRODUCTION (Bill Brodt / David Harris)

Bill Brodt (NASA) opened the meeting and introduced David Harris who provided an overview and general discussion on NIBS' new **buildingSMARTalliance** and NIBS purpose relative to building regulations with its emphasis on "information." An overview of the National Building Information Model Standard (NBIMS) was provided. Promoting cost savings over full lifecycle using BIM. The audience that will benefit includes everyone in the industry. Other initiatives that interface with the BIM concept for high performance facilities include energy efficiency and sustainability. A High Performance Building Counsel was created to support this purpose..

Construction Operations Building Information Exchange (COBIE) program update. BIM and COBIE meetings will be held in December, Baltimore, MD, plus a number of other conferences will be held over the next year. BuildingSMARTalliance and NBIMS presentations are available for use by FMOC members with the provision that they provide appropriate attribution. Contact Deke Smith or Earle Kennett, and copy David Harris, if PowerPoint format is essential rather than the PDF format currently available at: <http://www.facilityinformationcouncil.org/bim/index.php>.

Construction Operations Building Information Exchange (COBIE) (Bill East)

A preliminary pilot standard has been published. Requirements for software implementation are in place informally, and COBIE is coordinated with the International Alliance for Interoperability (IAI).

COBIE relates to Operation & Maintenance (O&M) data capture starting in the design phase, moving through contractors and as-builds. Many entities are involved in the design of COBIE including: NAVFAC, US Army, IAI, FIATECH's Automated Equipment information eXchange (AEX), Machinery Information Management Open Systems (MIMOSA), OSCRE, and NIST. In addition, it is estimated that 7-10 pieces of data are necessary to support the specification of a unit of equipment. The AEX project and the Specification Consultants in Independent Practice (SCIP) are addressing these data requirements. Currently, attributes on each piece of equipment is future consideration. Automated checking of submittal performance against relevant codes, standards, and specs is also forthcoming.

The COBIE objective is to capture all data for maintenance created during design & construction, transfer to maintainers, operators, etc. Contractors, suppliers, subs, etc. are generally responsible for "creating" the data.

Design data related to COBIE includes facility, floor, space, system, register, component, attribute, and coordinate. Submittal data (requirements) include schedule, documents, transmitting, and approvals. Installation data includes installation (location), associated manuals, warranties, and spares. Commissioning includes instructions, tests, and certifications. Job plans include instructions, test, and certification. Job Plan Tasks include PM, safety, trouble, start-up, shut-down, and emergency data. Job Plan

Resources include materials, tools, and training. Bill presented an overview of the COBIE spreadsheets one-by-one on the screen.

COBIE can be employed now. One way is by providing replacing paper documents with COBIE (spec) for electronic delivery. Design-build firms and BIM vendors support the COBIE approach. Early adopters include Overseas Buildings Operations, U.S. Dept. of State, Army Corp of Engineers, and NASA. Individuals discussed recent experiences with the COBIE spreadsheet.

Currently, approximately 25% of Architects/Engineers are beginning to use BIM. A smaller portion are using structural interface. Mechanical/electrical/plumbing (MEP) adoption (software) is expected to be released this year.

Whole Building Design Guide (WBDG) <http://www.wbdg.org>

Bill Brodt and Dominique Fernandez presented an overview of the WBDG and the extensive web “activity” that has been taking place since the site has been available. A request was made to review the site and contents and provide comments and references to other information that may be of value to visitors of the site. Texas A&M has supported the topics development of the various documents through capstone student projects.

FOLLOW-ON FMOC MEETING The next FMOC meeting is planned for December 10, 2007 at Washington Convention Center.