

National Institute of Building Sciences

FMOC COMMITTEE

Facility Maintenance & Operations Committee

MEETING NOTES

March 6, 2008
12:30-3::30 pm

Prepared by Glenn Hunt, Peripheral Systems, Inc.
<http://www.psi-pa.com>

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LOCATION:

Baltimore Convention Center
Room 335
Pratt Street
Baltimore, Maryland

Attendees

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1. O&M FOR WHOLE BUILDING DESIGN GUIDELINE SUBCOMMITTEE

(Bill Brodt) (<http://www.wbdg.org/>).

Bill provided an overview and general discussion on Whole Building Design Guide pages. Currently five plus pages have been approved and posted. Currently 1,600,000 PDF documents are downloaded per month. Over 10,000 Federal documents are located on the WBDG. There is a need for professionals to develop specific topic web pages already identified by the subcommittee, as well as to mentor university students who are developing specific pages as part of a capstone independent study project. An expert with readily available source material using the WBDG page template can prepare a page in 8-40 hours. The list of topics is available and will be provided (upon request).

A current effort is to review and update existing pages and evaluate the topics that need to be covered immediately. Tentative mentors/supporters who volunteered at the meeting include:

- Mike Douglas, Bentley Systems
- Roy Fuller, MWAA
- Ed Brewer, MWAA

Discussed the need for Subcommittee chairperson to support B. Brodt's efforts. Glenn Hunt, Peripheral Systems, Inc., volunteered as a possible candidate. The FMOC meets approximately three times per year, usually with other organization meetings. Most WBDG Subcommittee work would be conducted via email/conference call.

2. COBIE – RESULTS from USACE MEETING (Chicago, IL, March 12, 2008) and US DEPT. of STATE TESTS (Bill Brodt, NASA & Bill East, CERL)

Overview – The long-range goal is to capture data for its exchange universally versus using many unique systems. It will also reduce long-term (life-cycle) facilities costs. This is an international effort. COBIE is a process to capture data beginning at the design level, continue through construction, then into commissioning, and turnover.

Wish List - Where do we go from here?

a. As a group, participate/watch/apply the A/E and construction process using COBIE to apply as a benchmark going forward. There is a need to quantify the results (in savings). Possibly put together a questionnaire/an instrument and provide it to those currently implementing COBIE to record the data and provide it as feedback. Possibly only provide it to private industry vs government agencies... or develop separate instruments for both. It was recommended that:

- The FMOC request from NFMT a list of those who attended the COBIE session as a means to contact interested ones. (Request subsequently submitted.)

- An article be developed on the Gilbane project related to data load and cost savings associated with the project.
- COBIE be presented to colleges/universities to utilize.
- SMRP, AFE, IFMA and APPA be invited to help develop the instrument. (Might be able use the NIST report on Cost of Inadequate Interoperability as a basis.)
- A new page be developed for the WBDG regarding value of COBIE data and its ability to be “mined” for other applications, e.g., condition assessment, CMMS, CAFM, etc.

3. COBIE EXTENSIONS

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a. Specifiers Properties Information Exchange (SPIE)

b. WBDG PRODUCT GUIDE (Bill Brodt, NASA)

Warranty, O&M Guide, Parts Lists, etc. could be provided in COBIE structure via template that could be used throughout the industry. This effort will be ongoing during summer, 2008. Currently in required fields are product specific data for use by specifiers, but not all the types of data that the operators and maintainers require. It is expected that additional template data will follow. About 200 MasterFormat 2004 based templates are about 75% complete.

c. STANDARDS-BASED, GOVERNMENT ASSET IDENTIFICATION SYSTEM – New GSA Initiated Project Related to COBIE (Aaron Titus, CSI)

Introduced OmniClass System <http://www.omniclass.org> and <http://www.csi/GSA/occs.htm> (?) consisting of a 15 (currently) tables containing codes that identify/classify various attributes of construction elements. It is an organizational structure for a database, such as identifying “spaces by function.” Tables are available in pdf format, if needed in excel, contact CSI.

The overarching goal combines the NCS and OmniClass to identify assets in a Computerized Maintenance Management System (CMMS) in a consistent manner and in a way that makes sense. Individual pieces of equipment have unique maintenance requirement cards identified with OmniClass. Used elevator preventive maintenance as example. The National CAD Standard’s Terms and Abbreviations will be used for (equipment) acronyms as means to standardize this system (example: OmniClass code: 23-75-35-14-11, [M-HVAC-EQM-AHU, Air Handling Unit] Ntl CAD Std Description: AHU). The equipment would then be labeled: AHU-01-DC00021.

OmniClass also allows equipment to be cross identified. The data (arrangement) could be an output of COBIE data.