

National Institute of Building Sciences

FMOC COMMITTEE

Facility Maintenance & Operations Committee

MEETING MINUTES

December 8, 2008

2:00-4:00 pm

Prepared by Glenn Hunt, Peripheral Systems, Inc.

<http://www.psi-pa.com>

National Institute of Building Sciences (NIBS)

1090 Vermont Ave, NW - Suite 700

Washington DC 20005-4905

Telephone: (202) 289-7800

LOCATION:

Washington DC Convention Center

Room 141A

New York Ave. & 10th Street

Washington, DC

List of Attendees

<u>Name/Title</u>	<u>Organization</u>	<u>Phone</u>	<u>E-mail</u>
Bill Brodt	NASA	202-358-1117	wbrodt@nasa.gov
Bill East	ERDC	217-373-6710	bill.east@us.army.mil
Dominique Fernandez	NIBS	202-289-7800	dfernandez@nibs.org
Glenn Hunt	PSI	610-987-3421	ghunt@psi-pa.com
Henry Green	NIBS	202-289-7800	hgreen@nibs.org
George Korte	TRM	877-548-5100	george.korte@trm.net
Louis Sabol	DCS	202-222-0610	lsabol@dcstrategies.net
? Schmidt	USAF		
Andy Smith	Bentley Systems	704-663-0319	andy.smith@bentley.com

1. O&M FOR WHOLE BUILDING DESIGN GUIDE (WBDG) SUBCOMMITTEE (Bill Brodt/Glenn Hunt) (<http://www.wbdg.org/>).

William Brodt (NASA) and Glenn Hunt (PSI), Chair provided an overview of the status of the Design Guide pages for which the Subcommittee is responsible. Existing pages were reviewed by members of the committee with comments/corrections/updates provided to R. Paradis (SWA) for incorporation prior to final committee review. Current pages include: CAFM; CMMS; Cleaning Standardized Systems (new by ManageMen); RCM; and Real Property Inventory (RPI).

There is an ongoing need for professional expertise to mentor students under Dr. Sarel Lavy, Texas A&M. Pages being developed by the students include: O&M of parking lots

& garages (Mentor: Lynn Mueller, NIH); Government Installations; Pollution Prevention; Energy Conservation; Clean Air Act; Fans & Blowers (Mentor: James Watson, Mactec).

An effort to evaluate other topics that should be covered and organized to be prepared in a sequence of necessity was mentioned in prior discussions.

2. CONSTRUCTION OPERATION BUILDING INFORMATION EXCHANGE (COBIE) – (Bill East, CERL, USACE)

Overview – The long-range goal is to capture data for its exchange universally versus using many unique systems. This methodology should reduce long-term (life-cycle) facilities costs. It is an international effort. COBIE is a process to capture data beginning at the design level, continue through construction, then into commissioning, and turnover. High cost for replacement parts/warranty issues increase costs. There is under-utilization of facilities (spaces), e.g. colleges. Organizations will typically pay three times for same data (i.e., designer, contractor, facility operator at end). Maintenance, operations (facility vs production), and asset mgmt information (spaces/fixed or moveable assets) data are key to the process.

The COBIE Spreadsheet was created to accept this data, starting with designer information; then contractor submittals. The Construction Submittals Register is the primary resource for data that will be entered/linked within COBIE. Designers' data, builders' data, commissioning agents' data provide this primary information. Definitions of space measurements are still an issue. COBIE does not resolve this issue, but is built upon definitions established by the OmniClass taxonomy which is endeavoring to resolve space measurement definitional issues.

Bill discussed a related effort entitled Specifiers Properties Information Exchange (SPie). In SPie the same information is collected, but a different format is used to capture the data. Specifiers-specific properties are being developed via the Specifications Consultants in Independent Practice (SCIP) group headed by Mark Kalin.

A “COBIE Challenge” is planned for Wednesday, March 11, 2009 at 9:00am through the NIBS buildingSMART alliance™ and FMOC at the National Facilities Management & Technology Conference/Expo (NFMT) in Baltimore, MD. The Challenge will demonstrate how CMMS, CAFM and CADD programs handle facility data in a real-world, real-time environment.

Bill provided an overview of the July, 2008 interoperability “COBIE challenge” session which included the participation of Autodesk, Bentley, Onuma and Vectorworks. With COBIE, both design and FM side of specification compliance was developed. The outcome was posted on the buildingSMART alliance web site. Bill presented a sample, populated spreadsheet. Other COBIE information is available on the WBDG web site.

Bill also presented the use of maps and how they could be associated with data; e.g., farmer's fields associated with equipment, planting, fertilizer, etc. information.

CURRENT PROJECTS:

Army - Using FMdesktop. COBIE will be used on all Army Reserve projects. Information delivery is specified as electronic versus paper.

SUGGESTION:

OMNICLASS – standardization of naming conventions; two levels below for CMMS use.

3. NEXT FOMC MEETING

March 11, 2009, Baltimore, MD, at NFMT Conference and Expo – Baltimore Convention Center.