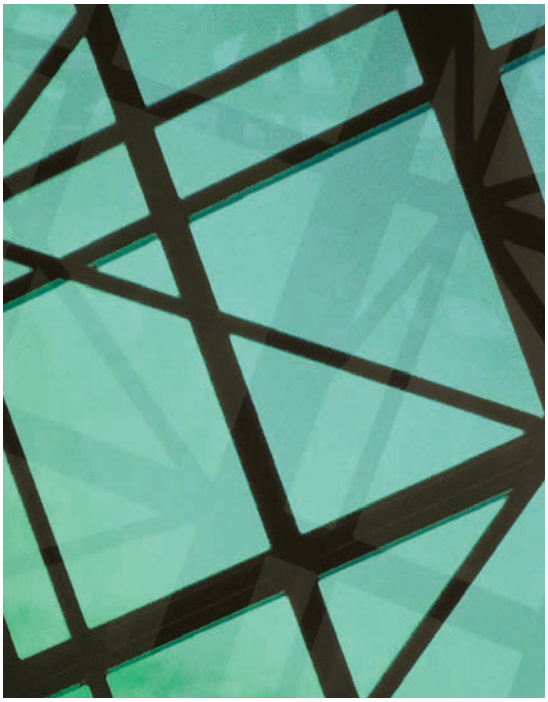
National Institute of BUILDING SCIENCES

Facility Performance & Sustainability

Facility Maintenance & Operations Committee



Far too often, building operations and maintenance professionals are not consulted during the design of new facilities. As a result, operations and maintenance issues tend to plague facilities after they are commissioned. With operational expenses representing 95 to 97% of total life-cycle costs for facilities, the potential financial impact is massive.

Well-maintained buildings perform better and last longer. The Facility Maintenance and Operations Committee (FMOC) works within the industry to improve the performance and longevity of buildings and building systems through consistent, effective and proper facility maintenance and operations. The Committee provides industry-wide, public and private support for the creation of high-quality facilities. It promotes the sharing and integration of procedures and disseminates best practices. FMOC also actively provides feedback on a number of National Institute of Building Sciences programs and interacts with outside agencies to improve facility maintenance.

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The FMOC's objectives are to increase consideration of operations and maintenance issues during the facility acquisition process; promote the sharing and integration of facility operations and maintenance procedures and information; and identify and disseminate "best practices" for facility operations and maintenance.

FMOC members work with a number of different Institute programs, such as the buildingSMART alliance and others, to support development of the *National Building Information Model Standard-United States® (NBIMS-US™)*. They help expand and revise the Operations and Maintenance section of the WBDG Whole Building Design Guide® web portal. FMOC members also collaborate with developers and users of electronic data standards to promote use of the Construction Operations Building information exchange (COBie).

FMOC is actively involved in promoting education for careers in high-performance buildings through the Institute's Science, Technology, Engineering and Mathematics (STEM) Program initiative.

COBie

Most building project contracts require project designers and contractors to hand over all of the paperwork owners and property managers will need to operate, manage and maintain the facility when a new building is constructed. Today, it is standard practice for the construction team to gather these equipment lists, product data sheets, warranties, spare parts lists, preventive maintenance schedules and other documents at the end of the job. This current procedure is inefficient and can be expensive because most information has to be retrieved from documents that the team filed earlier or recreated to replace paperwork that was misplaced along the way.

COBie simplifies this paperwork process. COBie is a computerized, open-standard format for collecting information. Instead of providing paperwork at the end of the job, the designers and contractors will enter the data as it is created, over the course of the design, construction and commissioning process. For example, designers will submit floor, space and equipment layout information. Contractors will provide make, model and serial numbers of installed equipment, as well as manufacturers' product specification sheets and recommended maintenance instructions.

NASA and the U.S. Army Corps of Engineers began developing COBie in 2007 with the support of the FMOC. COBie is designed to work with basic spreadsheets as well as building information modeling (BIM) software. The COBie team designed the process for either option so that large and small projects within the facility acquisition industry can benefit from this new data collection process.

COBie is frequently cited as the leading practical example of how efforts to adopt open standards for building industry information exchange based on the *NBIMS-US™* can transform building industry processes. Similar information exchanges are being developed to address equipment layout, energy and specifications.

The FMOC also works on other activities, such as:

SPie

The consistent definition and use of material, products, equipment and assemblies is vital to the exchange of building information. The goal of the Specifiers' Properties information exchange (SPie) project is to define minimum property sets for building model objects.

Omniclass Table 23

FMOC is working with other industry and government partners to update Omniclass Table 23 — Products, and tie COBie into the table.

Critical Equipment Identification and Maintenance

In facility management, there are assets critical to building operations. Managing critical equipment requires an auditable process to ensure operational risk reduction is actively pursued in addition to all other pertinent business objectives. Critical equipment often impacts safety, regulatory compliance, cost, or operational throughput. Accordingly, provisions for any critical equipment must be accounted for in order to support the sustainability of the business entity.

Expanding Facility Management Topics of Interest

FMOC is forming new subcommittees to address important topics of interest to its members and the facility management sector in general. Topics being considered include replacing the aging FM workforce, design for maintainability, education of new FM hires, optimizing the facility life cycle process. ■

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