Field BIM™ for Commissioning, Handover and Facility Management

COBie2 perspective

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... provides enterprise field management software that
  • Enables construction Quality programs
  • Connects BIM to construction and handover
  • Improves field productivity and accelerates project schedules

... from inception, has built field software ‘from the ground up’ to leverage the power of mobility for construction in the field
  • First to tie BIM to the field
  • Driving “data driven construction”
Vela Systems...

... is based in Boston, with representatives nationally...

... has close partnerships and integrations with industry BIM leaders
Commonly Asked Questions

- Can I make BIM useful in the field for construction?
- Can I use my model for commissioning?
- Can I use BIM to track quality assurance?
- Can I automatically create a BIM “digital asset” for handover to the owner?
Commissioning example: How it works...

**Field**

*In-ceiling Units 1,2,3 operating per spec.*

**Office**

*HVAC percent complete pay req updated…*

Next week, the schedule can accelerate to include….
Field BIM for Commissioning, Handover and Facilities Management

**Capabilities**
- Track and coordinate the startup process of all systems and equipment
- Create a database for documents and data (e.g., warranty date) related to the startup of a system
- Indicate or flag problems using document and photo markup
- Link and exchange data and files with BIM (Tekla and Autodesk Navisworks)

**Benefits**
- Contractor: Streamline closeout process - improve profitability
- Owner: Get O+M data faster and w fewer errors than ever before - helps owner @ handover
Vela Systems Can Leverage COBie2 to Bring Model Through Construction into Handover (*with Key FM Data & Documents*)

1. Design
2. Pre-Construction
3. Construction
4. Commissioning & Handover
5. Facility Management

**Authoring Models**

**COBie2**

- Structural Models
- MEP Models
- Other Models

**Geometry & Properties**

**Assets & Equipment**

**Data & Documents**

**FM System**

**FM Data**

**Vela Systems**
BIM, Vela Systems and COBie2 tackle the top two facilities management issues

**Facility Management Issue**

- Data transfer to facility management systems takes months if not years
- Finding documents needed to do maintenance adds hours to each work ticket

**BIM-Vela Solution**

- Data on systems/equipment can be immediately imported into FM Systems
- Vela documents are linked to BIM objects for immediate access and can be accessed in the field (via barcode)