Creating an Information As-built

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Key Learnings

1. BIM Data Standards
2. Implementation Practices
3. Contract Language
What is an Information As-Built?

Geometric As-Built:

Location of components

Coordinated across disciplines

Building, equipment and distribution

Model credit: The CPI Group
What is an Information As-Built?

Parametric As-Built:

- Manufacturer details
- Installation details
- Supporting documents
Creating Data Standards

Understand information to collect:

- For assessment
- For remodel
- For greenfield
Assessment Data

- **Site**: Asmt Date, Owner, ID, Parcel#, Area, Last Survey, Latitude, Longitude, Altitude
- **Building**: No., Name, Yr Built, Gross Sqft., Address, CO Status, #Floors, Rating
- **Room**: No., Name, Dept., Condition, Area, Floor, Last Inventory
- **Asset**: Asset ID/Tag, Manufacturer, Model, S/N, Cost, Purch Date, Warranty Info
Greenfield Data

- **Site**: Area, Survey Data, Latitude, Longitude, Altitude, Geotech, Utility Data
- **Building**: No., Name, Gross Sqft., Address, #Floors, Energy Rating, Fire Envelopes
- **Room**: No., Name, Dept., Area, Floor, Finishes, Occupancy, Loads, Lighting
- **Asset**: Manufacturer, Model, Cost, Submittal Info, Install Date, Warranty Info

Model credit: The CPI Group
Remodel Data

- A combination of Assessment and Greenfield Parameters!
Creating Data Standards

Word of caution:

- Guard against data for data’s sake
- Use existing industry standards but pair down to useful data
Creating Data Standards

How to make sense of competing standards?

- Match developed standards to your situation
- Strive for commonality while allowing for (small) differences
Creating Data Standards

Understand uses of information:

- For design
- For construction
- For operations and maintenance
The Goal: *Implemented* Data Standards

Documenting for effective communication – rule of W’s:

- **What** parameter is required?
- **Who** is providing it?
- **When** should they provide it?
- **Where** will it be stored?
- **Why** is the data important?
Standards Creation
- Space naming
- FM tagging
- Required parameters

As-built Deliverable
- Geometric
- Parametric

Operations Lifecycle

Effective process is key to accurate as-builts!
Implementation Practices

Begin with the end in mind:

- Answer the W’s – particularly what parameters are desired
- Most important discussion of implementation is the who
  - Question any requested increases: additional services versus changing how services are performed
- Look for AEC teams that understand why this is important
Contract Language

Standard forms of agreement exist:

- AIA BIM Protocol E202
- AGC Consensus Docs 301
- DBIA IPD BIM Checklist & Guide
- BIMForum LoD Specification

None are specific enough to control parameters to the level required!
Other Questions?
Thank you.

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