

The BIM to FM Solution

BIM: Building Information Management

FM: Facility Management

On large projects, operating and maintaining a building can be frustrating. Paper copies of O&Ms, warranties, or as-builts can hinder the ability to have this information at your fingertips. Converting this key information to digital data and tying it to the facility operating system provides owners with a more efficient and insightful way to operate and maintain their facility. This process is referred to as BIM to FM (Building Information Modeling to Facility Management). Whether applying this to an existing building or new construction, The Weitz Company is equipped to guide you through this process. Successful implementation of BIM to FM programming begins with the facility's and owner's operational goals. Defining the electronic documentation required, master asset list, and BIM model requirements help drive goals and discussion when beginning the process.

Deliverables for the Owner

- **Building Information Management**

BIM is a modeling process that combines 3D elements with practical information regarding the elements themselves. Knowing what information and elements are necessary for a specific facility will help guide the proper model creation.

- **Electronic Documentation**

BIM to FM delivers electronic documents such as O&M, warranties, test reports, etc., in a format that is compatible with the facility operations programs for seamless integration at data delivery.

- **Asset Registry**

An asset registry is a list of items that an owner would consider to need maintenance or repairs, carries a warranty, or requires specific documentation for parts or expertise. This list should be developed as part of the initial collaboration effort during the BIM to FM process.

- **Equipment Barcode Tags**

Equipment barcode tags give access to electronic documentation at the location of a specific piece of equipment or asset. This provides the field with staff the ability to understand, operate and maintain equipment while at the facility.

Benefits of Using BIM to FM

- **Efficient Paperless Maintenance**

BIM to FM helps the owner maintain, diagnose or repair equipment with a digital Operations and Maintenance (O&M) database on-site. Find warranties, manuals, product data, test reports, and more through one QR code scan. This makes equipment information easily accessible in the field and also allows for maintenance schedules to be written into the system for assets.

- **Correct Installation and Future Planning**

Through augmented reality, BIM to FM allows for verification in the field in comparison to the digital model. The benefits include ensuring work has been installed correctly and planning future installations.

- **Real-Time Project Status**

Quickly determine the status of MEP work to discover if deliverables are on-track or delayed.

- **Easily Accessible Condensed Information**

Track, scan, and find potential conflicts, issues, and materials as construction is underway. Gone are the days of opening up several shop drawings to determine the project and trade partner's progress.

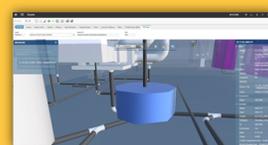
- **Hands-Free Information On The Spot**

The augmented reality, shown through Microsoft HoloLens, results in hands-free viewing to multitask, scan drawings, and read data all while remaining in the BIM model.

BIM to FM Capabilities



Scan QR Code on Equipment



View Real-Time Data and Information



KCI Airport

At Kansas City International Airport Single New Terminal project, The Weitz Company implemented a full 3D BIM (Building Information Management) model for both Design and Construction, by request of the Kansas City Aviation Department. KCI is the first airport to use a full 3D BIM model implementing critical information into a database. Early adoption of BIM to FM at KCI allows the owner to take advantage of the abundant data used throughout a construction project and directly imports this information into their asset management system, operational for their maintenance department at the project handover. Previously, traditional delivery methods would delay the owners' use of this information in their management systems for months. Connect with The Weitz Company to fully experience the power of BIM to FM.



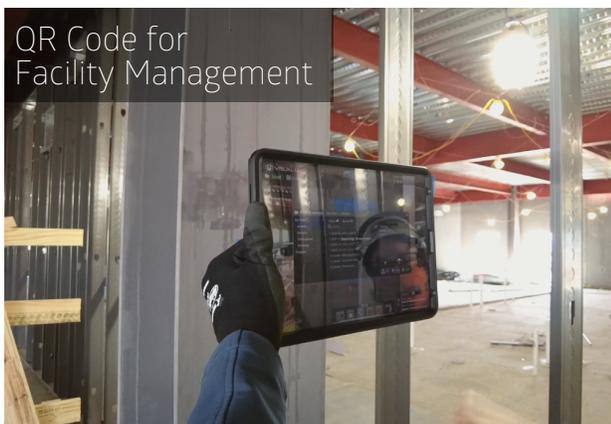
Asset Management

"Early adoption of BIM to FM is allowing the owner to take advantage of the abundant information that is used during a construction project and directly import it into their asset management system."

- Jake Cowan

Maintaining the Facility

We work hand-in-hand with the owner from day one to ensure we were delivering a product that works for their maintenance department after the project is complete.



The Weitz Company

Founded in 1855, The Weitz Company is a full-service construction company, general contractor, design builder and construction manager that serves all 50 U.S. states. Weitz is one of the oldest general contractors in the United States and an industry leader in lean construction; senior living; sustainable building; and virtual design and construction. Headquartered in Des Moines, Iowa, The Weitz Company annually ranks in the top tier of Engineering News-Record (ENR) magazine's Top 400 Contractors and Building Design+Construction's Giants 300 Contractors lists.



Meet Our BIM to FM Contributor Jake Cowan

As Project Manager, Jake manages administrative and field construction activities. He is involved in the coordination of activities and scheduling, coordination of issues in the field with the Superintendent and RFI's (Request for Information), submittal review and material procurement, and costs for the project. He is committed to completing the project safely, on or ahead of schedule, and within budget. Jake is currently working on the Kansas City KCI Airport project.

- The Weitz Company, Project Manager
- 7 years of construction experience
- B.S. Construction and Facilities Management Brigham Young University

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