Applied Software implements COBie to reduce waste and improve the delivery of crucial information for facility managers.

**BROWARD COUNTY**

The Broward County Judicial Center in Ft. Lauderdale, Florida, is a successful example of a commercial BIM remodeling project, delivering COBie both during the Design Phase at LOD 300, and at the end of Construction for LOD 500 as-builts.

**Overview**

**What is COBie?**

According to the National Institute of of Building Sciences, Construction Operations Building Information Exchange (COBie) is an informative exchange specification for the life-cycle capture and delivery of information needed by facility managers.

It can be viewed in design, construction, and maintenance software as well as in spreadsheet form. Due to its versatility, COBie can be used on projects regardless of technological sophistication or scope.

**Why COBie?**

As Michael Tardif, Associate AIA states, The majority of the information currently provided to facility managers is not used. Man-years of effort are required by large owners to enter simple lists of equipment, warranties, and replacement parts providers into their maintenance and asset management systems. Customized preventive maintenance plans created at the end of the construction project, developed by highly skilled commissioning engineers, are often not used since these cannot be easily loaded into maintenance software.

The COBie specification identifies the content of the information that must be captured and exchanged at each phase of the project to begin to reduce the waste associated with the current paper process. The designer, the builder and the commissioning agent provide integral data on the life-cycle capture and delivery of crucial information.

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**Information Exchange**

- Complete BIM Component Checklist
- Set Revit Categories to required COBie parameters
- Set BIMLink Definitions for each Family Type
- Export spreadsheet stakeholders
- Import stakeholder spreadsheets to BIMLink
- Compile COBie Sheets
The Challenge
There existed an incompatibility between the Facility Management AssetWorks AIM System application and the COBie data exported from Revit, delivered as Excel COBie 2.4 format. The AIM System needed specific fields filled out with exact syntax such as upper case letters and other predetermined fields as defined by the AssetWorks software manufacturer. Applied Software alerted the design team to those issues. Broward County Facilities also requested the design team to track certain facility assets such as Furniture Systems.

The Solution
By capturing Facility, Space data and certain types of Maintainable Assets, COBie data was focused on only those components that mattered most to the Owner and facility managers.

The design team collaborated effectively, and worked hard and smart to deliver the COBie facility data to Broward County Facilities. Applied Software consultants played a critical role in defining Owner BIM requirements and developing a strategy, process and workflow for COBie delivery. Furthermore, Applied Software made sure that the process was smooth and the model-based COBie data was valid. Regular meetings with Facility Managers ensured that the efforts of the entire team was well coordinated.

The Applied Software team was instrumental in resolving tracking issues for each Furniture System, as well as each component with each cubicle. Each component was assigned a unique Omniclass Classification, which enables easy tracking for Facility Management Operations and Maintenance.