What it didn’t do was tell me that since it was published, a new interstate had opened that ed,

at Auburn University in the 1980s, I would several times a year drive back home to Chicago. I would buy a Rand-McNally atlas and a highlighter. The atlas would help me plan my route.

BIM, and so on, we've collected more and more valuable data along the way during a project. But one of the fundamental problems is that we make this data static when we turn it over at the end of a project. Databases and fles become a series of PDFs and spreadsheets, stuck on some sort of media device, and for the most part forgotten.

Even as poor as this process is, it is nonetheless expensive. A contractor will spend 0.3% of the project budget corralling and organizing data he has (or should have) already collected. That might seem like a small slice of the pie, but it all comes directly out of the proft margin; $3 million for every $1 billion in revenue is real money.

It's a much more expensive process for the owner. A study by FMI indicates that 95% of all data collected during design and construction goes unused after the project concludes. FIA Tech estimates that owners spend 2-4% of the cost of the project after the project, in an effort to compile data in a way it becomes useful to the teams that will operate and maintain their assets for years to come. That's $20 million to $40 million for that same $1 billion project.

The concept of Asset Centric Project Management addresses and eliminates this project after the project. By specifying upfront what data is important, the owner tells the design and construction team what they must collect along the way. The process requires very little or no additional effort. We already gather this information. The only thing different is that we are provided a means and method for tagging assets and associating them to other important project documents and business processes.

Consider the life of one particular asset, an air handling unit. It starts as a request, something specifed on a drawing, and then included in a cost estimate and a submittal process. Then it becomes part of a purchase order. Then it is acquired and moves through the supply chain. It fnds its way onto the job site. It is installed, in a certain place, by a certain installer, under specifc conditions, and then inspected. Later, it will be commissioned by another party. Finally, the keys to the building are handed over to the owner. There is a warranty period, but otherwise, this is the end of the project.

Let's think about what information we have collected, and what documents we have affected in this story. Our air handling unit was part of:

- Several drawings
- Multiple models
- An estimate
- A submittal log
- A purchase order
- A s BT/T1Ō 1 Ten

About the Author

Serving the AEC industry as Kahua's Chief Evangelist, Nicholas Johnson