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BUILDER SUMMIT

ERDC

DIGON SYSTEMS

2020 February BUILDER Summit

BUILDER Summit at San Antonio Texas Riverwalk

Please send feedback and future discussions to kurt@digonsystems.com

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BUILDER SUMMIT

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Training

Track 2: Program Management Sustainment Strategies

Wednesday | February 12th | 2020

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Day's Agenda

Morning Topics

- What to Sustain?
- Facility Assets
- Inventory
- Inspection
- Work Items

Afternoon Topics


- DoDEA Program Overview
- Reassessment
- In-house Support
- CMMS Integration
- Education Opportunities



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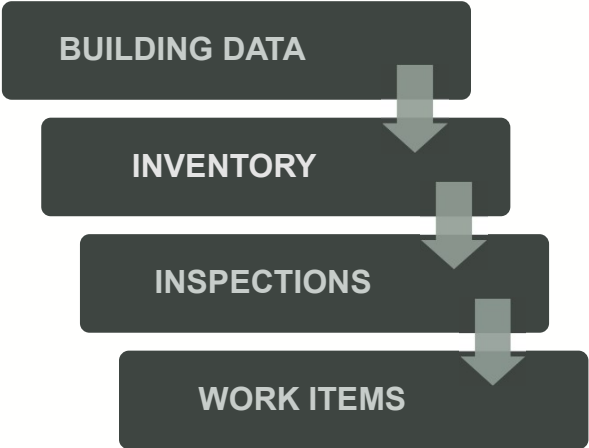
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What to Sustain?


BUILDER Data Elements

- A healthy predictive model is reliant on quality information



```


graph TD
    A[BUILDING DATA] --> B[INVENTORY]
    B --> C[INSPECTIONS]
    C --> D[WORK ITEMS]
  
```



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Login to BUILDER

Your own personal site with full Master Planner permissions


- URL: my.buildersoftware.net
- User: <your email>
- Password: BUILDER2020
- BUILDER training has a short shelf-life. Even if you are not able to work in the system today, we will keep your account live for 3 months.



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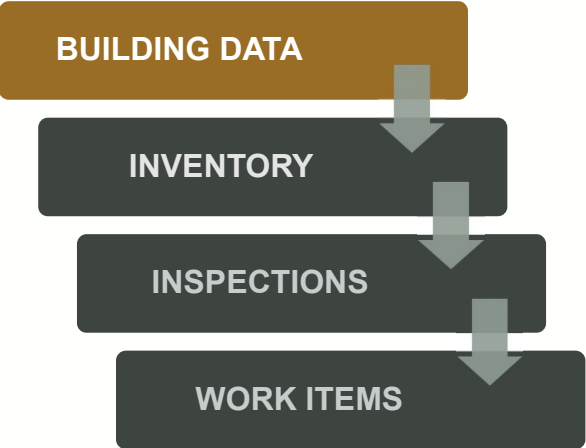
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Building Data


Real Property Records Alignment

- Building Number / Name
- Category Code
- Facility Year / Square Footage
- Status



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```



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Facility Inventory Exercises

Facility Updates

- Update square footage
- Add MDI

Planned Processes

- Adding a building to the inventory
- Removing a building
- RPUID Considerations
- Reorganization Efforts

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Facilities Lessons Learned


Added Buildings

- Inventory Only
- Desktop effort from take-offs
- Combine with tagging effort
- CMMS Spin-up
- BIM Imports

Removed Buildings

- Building Status
- Move to a "Archive" Folder
- BRED Export

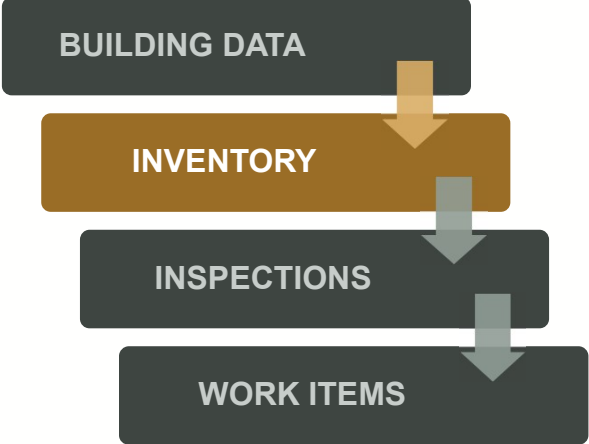
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Inventory Data


Equipment / Architecture Items

- Removed Equipment
- Added Equipment
- Major Renovations



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graph TD
    A[BUILDING DATA] --> B[INVENTORY]
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```



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Section Update Exercises

Section updates

- Replace the chiller with a new one
- Replace ½ of the carpet finish
- Update your transformer to a 4,000 KVA

Inventory considerations


- Follow the money!
- Ensure consistency with section naming
- Don't forget to delete the section replaced



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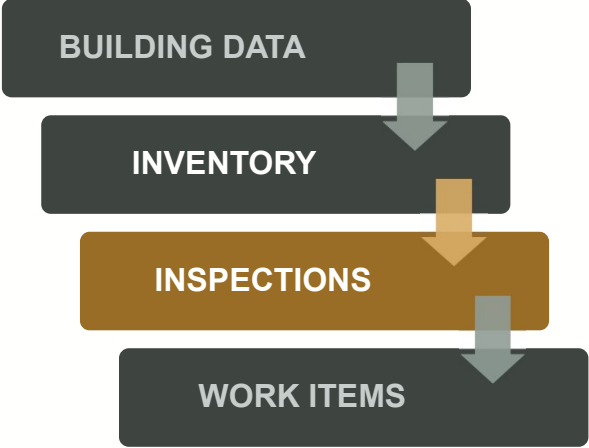
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Inspection Data


Direct Ratings

- KBI Schedule
- PM Inspections
- Reinspection



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graph TD
    A[BUILDING DATA] --> B[INVENTORY]
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```



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Inspection Exercise

Inspection Exercise

- Scheduled inspection found the roof to be failing
- Review KBI schedule

Quality Review


- Find flaws in the inventory / inspections
- Know motivations of the inspectors
- KBI processes – details in another session



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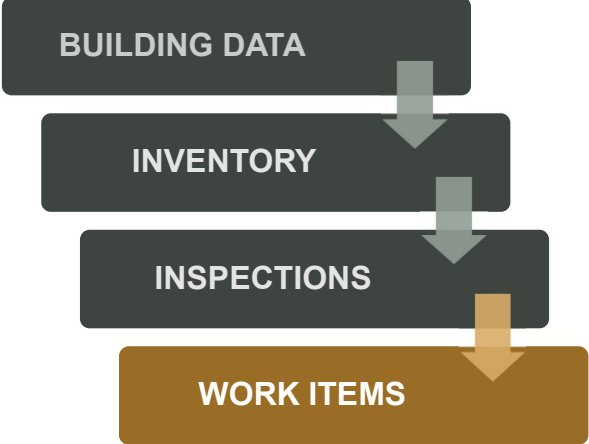
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Work Item Data


Work Item Management

- Generate work items
- Review for those needing action
- Project building
- Track funding
- Track completion



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graph TD
    A[BUILDING DATA] --> B[INVENTORY]
    B --> C[INSPECTIONS]
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```



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Scenario Exercises

Create a 5-Year Scenario

- Create the scenario
- Run it
- Copy Work Items Into BUILDER

Review Work Items

- Run a report
- Copy Work Request ID into BUILDER



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Closing Out Work Items

Status considerations

- FCI updates based on status
- Import work items into a CMMS

Complete repairs and replacement

- Replacements delete the old section
- Edits are possible to Component Subtype
- Repairs add a 95 “green” inspection

Mark work items as “complete” and watch what happens to BCI and FCI



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Work Item Lessons Learned

Fiscal year change over considerations

- Past year items do not automatically roll-over to the new year
- Plan to generate items each year

Scope | General | Funding | Work Carryover

Trust Previous Fiscal Years' Work Item Statuses

Available | Selected

Trust Previous Fiscal Year Statuses



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Lunch Break

Start back at 1 with Ron Arnold from DoDEA

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Contracted Reassessment

Data can be provided to streamline the effort

- Ensure project close-out documentation provided
- Reliable sectioning standards ease the follow-on team
- Minimize trips with combination of other assessment activities



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In-House Data Maintenance

Using those closest to the facilities every day to feed BUILDER updates

- Maintenance contract scope modifications
- Monitor for data manipulation
- Not 100% coverage of architectural items
- Mix both teams for a less frequent external FCA

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Staff Education

Without good training, users can easily harm the data integrity

- Extensive publications from CERL ([link](#))
- CERL screen capture videos ([link](#))
- Program specific training
- Classroom Options
- Online Training
- Assessment Contractor Training



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Minimize Double-Entry

Data Linkage / Integration

- Equipment Tagging
- Project Completion
- CMMS Integration



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User Management

User permissions and access auditing

- Understand the user types ([link](#))
- Require training before read/write access
- Regular audit for those that no longer need access

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Catalog Management

The available sections, cost and service life benefit from updates

- Covered in detail on Friday
- Cost and design life can be refined based on feedback
- New sections only added with support of those hosting your system

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FCI Connection to Work

Project Identification / Justification

- Make work items available to project identification teams
- Some BUILDER work items may not be reasonable for immediate action but can justify a major effort

Project Closeout

- To get FCI credit, work must be identified by BUILDER
- What other sections have been replaced during the effort?

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Other Considerations




Subject Matter Experts

- Work Configuration Refinements
- Data Reporting
- Policy and Procedure Documentation
- Data Quality Reviews
- Functionality Assessments



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Thank you for attending.

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