

## Asset Information Requirements (AIR)

Building Information Modelling (BIM) is far from just 3D models, there is a huge benefit in capturing information that can be utilised by the client against defined assets. The client along with the EIR document should be looking to produce the Asset Information Requirements (AIR) document, to define this in detail.

With Excitech's knowledge covering not just delivery of AEC projects but also the management and maintenance of a facility post-handover, we offer a service where an AIR is produced defining the space management, maintenance and asset data requirements that shall be captured and delivered during the design and construction stage.



The Excitech consulting team will also work with the client to help define two main areas in data capture, what is a maintainable asset and what data do you need to collate against those assets. This is key to ensure the project delivers the correct data at defined drops, without this we may get maintainable asset information against columns, beams, tables, etc & other non-maintainable assets in the facility.

Another key area of Excitech's service is to look where the information will be stored and utilised. If the client has an established CAFM system, we will look at the data

workflow from the data handover format to the links in the maintenance system. If a system is not defined, then we need to look at the best system to capture this data which maybe in the format of the industry standard COBie data drop template.

Another key area to consider as part of the asset information requirements is how the client's maintenance team will utilise the information out in building during normal day-to-day activities, if mobile media is to be utilised, are asset numbers and locations key tagged the object or can it be linked to barcodes/QR codes that can be scanned to focus straight on the asset and data in question.

Most CAFM and maintenance systems on the market utilise classification to group like for like assets together in the system. The AIR is the document to also define this requirement. Excitech will help establish the required system whether that be Uniclass or SFG20 it needs to be defined and delivered.



For more information on our construction services please call 01992 807 444 or email [marketing@excitech.co.uk](mailto:marketing@excitech.co.uk).

### Features and Benefits of Excitech's AIR Services

- Projects deliver the required information
- Information is in the correct format
- Workflow into maintenance systems are required
- Help reduce bidding creep with undefined BIM
- Reduce unnecessary work
- Workflow to existing systems explored
- Maintainable assets are established
- Assist the delivery teams
- Reduced risk
- Fewer delays during project delivery
- More efficient Quality Assurance process