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Speaker Interview, Errol Plata

Q1) For how long have you been using BIM for facility management and what was the largest challenge when adopting this method?


I have been a BIM Manager since 2008. I was hired on by NASA in 2014 to help them solve their Facilities Management BIM problems. The biggest challenge is specifying the exact BIM and COBie Deliverables needed for the Record Model so that the only useful data is and can be dumped into the owners Facility Management program. At NASA Langley Research Center we use Maximo.

Q2) What is the best experience you have had in receiving documents from a contractor post-construction and why?

None. Each project gets better from lessons learned. The "Measurement Systems Laboratory" is the first project here at NASA Langley Research Center where we expect to get something much closer to what we want. That is because we have specified exactly what we want to receive for BIM & COBie. See question 4 below.

Q3) What is the most common mistake that contractors make when compiling data and documents to handover? What do you wish every contractor did, which most currently don't?

The main problem with data (COBie) is that the owner is not specific. If the owner specifies data for all assets in a project, it becomes impossible to find the data that is desirable amongst all the data that is not needed or wanted. Garbage in - Garbage out. Also most owners do not have BIM/COBie staff to properly review their models or the data once they get it, so it is very unlikely that if they do get what they asked for, that they will actually use it.



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Q4) What do you see as the cutting edge of facility management technology today and how far have you gone to try and adopt that technology?

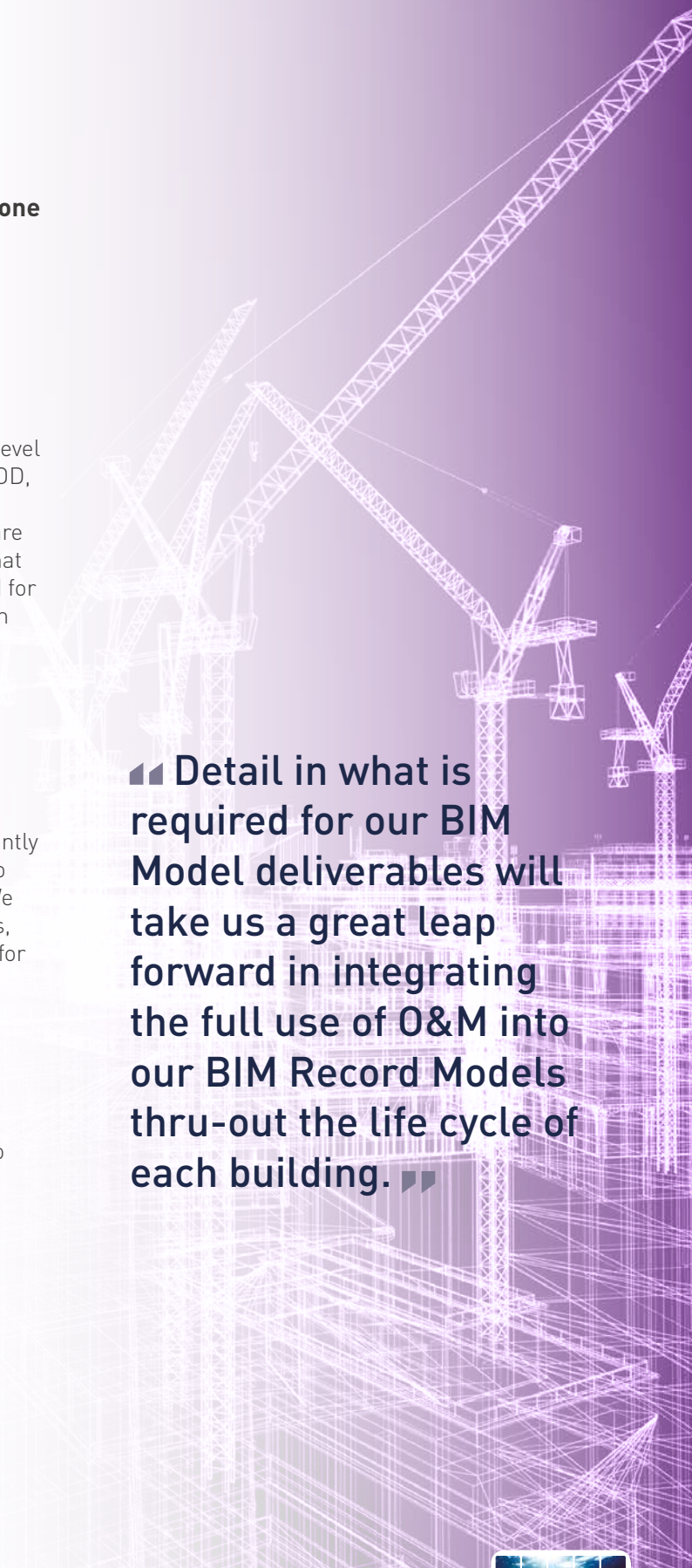
Here at NASA Langley Research Center a team of us spent more than 6 months updating our construction specifications for a “Measurement Systems Laboratory” scheduled to begin construction in the fall of 2016. We added Specific BIM and COBie Spec sections and updated a number of other spec sections that impact the BIM Model deliverable. We created a Prescriptive NASA BIM Execution Plan, a Prescriptive NASA Level of Development specification starting with the BIM Forum’s LOD, and a Prescriptive Level of Information, our specification that describes every asset for the building that we could possibly care about, along with the COBie Schema items for specific data that we want for each specific asset. This detail in what is required for our BIM Model deliverables will take us a great leap forward in integrating the full use of O&M into our BIM Record Models thru-out the life cycle of each building.

Q5) What technologies do you think will most impact facility management over the next 3 years?

The technologies may vary, but “Interoperability” between database systems will be the biggest game changer. We currently can dump our COBie data from our BIM Model asset data in to Maximo. We can dump our BIM geometric data into ArcGIS. We are working on methods to go round trip with these databases, and to synchronize them on a nightly bases. Other databases for other purposes will be added in the future.

Q6) What are you hoping to achieve from attending the Virtual Construction & Field Technology Congress?

I hope to let everyone know about the advance and strategies we are using here at NASA Langley Research Center. I hope to brainstorm and network with as many people as possible.



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