

**BIW: Assets Manager looks beyond the information needs of those involved in design and construction of an asset. Owners and facilities managers now have the option to view the entire history of a built asset, and to access and re-use information about that asset regardless of when it was constructed or installed. End-users can also define how assets might be related within a hierarchy, allowing them, for example, to aggregate information about several individual assets and enable easy management of multi-site programmes.**

### Supporting ownership and operation

Most collaboration applications in the architectural, engineering and construction (AEC) sector tend to focus on the information needs of individuals involved during the design and construction of a built asset. For some projects (Private Finance Initiative schemes, for example), the delivery team may consider 'whole life cost' operational issues and include contributions from the end-users and/or the professionals who will be responsible for operation and maintenance of that asset. Unfortunately, in many projects, the future information requirements of the owner or facilities manager will often be overlooked, or it will be assumed that they will be able to easily re-use the data collected during design and construction.

This can be relatively straightforward when dealing with a single built asset delivered through a single project. But in many organisations, ownership and operation can be far more complex, presenting scenarios where reliance on single or site-specific sets of design and construction details may be inefficient or even impossible. For example:

- **Complex asset history** - A building complex may have been constructed through a succession of new-build, refurbishment and extension projects. As a result, the owner or facilities manager may need to have a detailed understanding of how, and in what sequence, the asset was procured before he/she can even start to find the information required.
- **Multi-site projects** - In some organisations, the owner or facilities manager may need to manage a project taking place simultaneously across multiple sites. For example, a retailer's re-branding programme may require the same information and processes to be shared across a series of assets.

- **Separate but concurrent projects on same site** - An owner or facilities manager needs to manage two (or more) projects affecting the same asset at the same time (for example, refurbishment of a core building alongside the provision of a new extension, or construction of a warehouse and an office block within a business park), but wants to monitor a single set of asset information while allowing the separate project teams to focus solely on their respective schemes.



BIW has been working with customers who want to look beyond project hand-over and manage their built assets throughout their life-cycles. This means a fundamental shift from just being site-based or project-centric to looking at how they may additionally manage information about assets as they go into operation, get new systems installed, are augmented, refurbished, extended or sold, etc.

BIW: Assets Manager provides an additional layer of data management that sits above the individual project level; it introduces the notion of a 'capital asset'. Owners and facilities managers now have the option to view the entire history of a built asset, and to access and re-use information about that asset regardless of when it was constructed or installed.

## BIW: Assets Manager

Through functionality dedicated to the management of information about assets, BIW Technologies' web-based collaboration platform now offers tools specifically targeted beyond the design and construction phases. The application can now be tailored to the particular perspectives of property and facilities professionals tasked with managing and developing built assets, or groups of assets, throughout their life-cycles.

- Where the BIW platform has been employed on, say, a sequence of new-build, refurbishment and extension projects, teams can now extract information about discrete elements, phases or zones of original projects or programmes, plus any relevant later works (eg: refurbishments, extensions, maintenance work). This original data can then be aggregated and re-used alongside new data to carry out the latest works.
- Where a customer has used the BIW system to deliver a multi-project programme, the asset life-cycle element can also be used to manage simultaneous work across multiple sites. If we take the retailer's re-branding example, the same core information and processes can be shared by teams working on projects at numerous locations within a single overall programme.
- Where simultaneous projects affect the same asset, the BIW facility would allow the customer to see data accumulate during both or all on-going projects, while project team members can focus solely on their particular schemes.

An asset can take many forms, from individual zones within a built facility, through to entire facilities or structures, to groups of structures, whether co-located on a single site, or dispersed across a geographical region. With BIW: Assets Manager, users can define how assets might be related within a hierarchy.

A single asset, a retail park, for example, might be subdivided into its component elements: a supermarket, a warehouse and a petrol filling station, with the supermarket being further subdivided to encompass separate franchise units and/or particular functional zones. That retail park, moreover, might also be viewed as an individual asset alongside other retail and property assets within a larger portfolio.

Depending on the customer's requirements, when projects are set up within BIW, they can be assigned to either an individual asset or across multiple assets. Similarly, a single asset can be made up of several projects.

In addition to the usual project settings, individual user rights can now be set at the asset level. For example, where an asset is comprised of several projects, the user will be able to see a cumulative view of data across all the projects.

When the asset management option is enabled, other elements of BIW functionality can be changed to accommodate the new hierarchy. For example, publishing processes - both individually and in batches - can be adapted so that drawings not only apply to the initial project, but also to related asset(s); reports can now be generated across assets or within individual assets; and electronic Health & Safety Files can be compiled to cover a subset of assets that make up the ultimate asset.

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