

# Digital integration of a operations & maintenance manual

## Wallyford primary school – P01



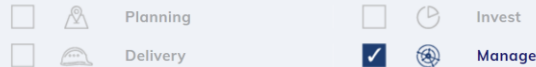
INFRASTRUCTURE  
TECHNOLOGY

### Overview



Wallyford Primary school was constructed and delivered for East Lothian council in 2019. It was identified as a BIM level 2 project which included the handover of 3D construction models, COBie asset data and a operations and maintenance (O&M) manual. Traditionally, the clients internal asset management team used 2D CAD plans and paper O&M manuals, and were unable to utilise or view the digital handover information. This case study shows how the use of a web-based platform has supported a digital approach to the management and access to O&M information

#### RELEVANT STAGE



### Benefits & ROI



The digital O&M manual and platform enables FM teams too:

- centrally and remotely view installed asset systems, types and locations alongside linked product and manufacturer information that improved operational effectiveness and efficiencies.
- Enable quick response in the event of failure of systems and improve the resilience of our assets in operation.

*“the digital O&M platform has offered the client Team a low-skill solution for accessing central and accurate information on the school and its assets”*



### Building

Wallyford Primary School

### Client

East Lothian council

### Supplier

ActivePlan



### Data



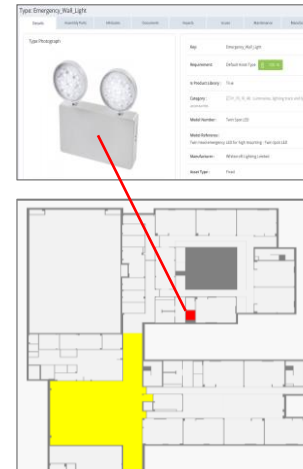
The O&M manual delivered at handover was compiled using different files and folder formats. ActivePlan uploaded a copy of this O&M information onto their platform and restructured it in alignment with the Uniclass 2015 codes, asset model data (COBie) and naming conventions assigned during project delivery. This reconfiguration enabled asset and spatial data (types, spaces) to be linked to their O&M document counterparts.



### People & Process



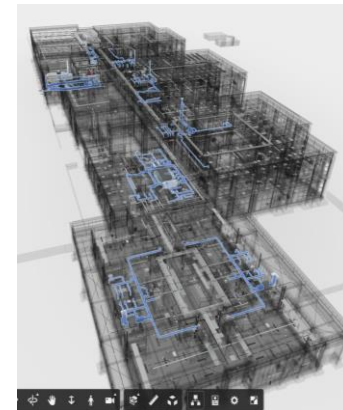
Workshops were held with the clients internal project delivery and asset management teams to demonstrate how specific assets and O&M information could be easily searched and viewed when planning or conducting planned/ statutory related maintenance tasks. Many in the teams still use 2D and paper filing so video guidance was developed to show how assets, linked product data and their plan locations could be easily accessed using an integrated viewer.



### Technology



The platform structure and easy to use navigation functions enables all client team members, with varied tech skills, the ability to remotely search and filter asset record lists using known room or asset names. New, updated information and 360° images of existing spaces and assets can be easily uploaded and linked during the schools lifecycle operational phase.



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