

NIBS Facility Operations and Maintenance Council: Supporting Facility Managers Beginning with Design, Construction, and Handover

A Concise Overview of Council Initiatives and Impact

The National Institute of Building Sciences (NIBS) Facility Operations and Maintenance Council plays a vital role in supporting facility managers across the United States. By providing guidance, resources, and advocacy, the Council helps facility managers optimize building performance, ensure occupant safety, and extend asset longevity. Its collaborative approach fosters best practices and helps facility managers stay abreast of evolving industry standards and technologies. In addition, the Council emphasizes the importance of understanding the asset's life cycle and total cost of ownership. By considering these factors, facility managers can make strategic decisions that maximize value, minimize expenses over the asset's lifetime, and ensure sustainable operations. This holistic perspective enables facility managers to plan for maintenance, upgrades, and eventual replacement, helping to avoid unexpected costs and disruptions.

The Council has also served as the home of the Construction-Operations Building information exchange (COBie), a widely adopted standard for capturing and sharing essential facility data throughout the building's lifecycle. By supporting COBie, the Council ensures that facility managers receive consistent, structured information that streamlines asset management, maintenance, and operations. Furthermore, the Council actively aids in the development and upkeep of a digital twin for assets—a virtual representation that mirrors the physical building and its systems. This digital twin allows facility managers to monitor real-time performance, simulate scenarios, and make data-driven decisions, further enhancing operational efficiency and long-term asset stewardship.

A critical aspect of the Council's work is helping to guide the development and the effective utilization of design and construction information. By promoting the integration of detailed data from the earliest stages of building planning, the Council empowers facility managers to make informed decisions regarding maintenance and operations. Access to comprehensive design and construction documentation streamlines troubleshooting, preventive maintenance, and future renovations, reducing downtime and operational costs. This approach directly supports the asset's life cycle management, enabling facility

managers to track and evaluate performance, schedule proactive interventions, and assess the long-term financial impacts associated with building systems and components.

The facility handover process is a cornerstone of the Council's initiatives. Ensuring a smooth and thorough transition from construction to operations, the Council emphasizes the importance of complete and accurate handover documentation. This information includes as-built drawings, equipment manuals, and maintenance schedules, which are essential for facility managers to maintain building performance and respond efficiently to issues. By providing a clear record of assets and their maintenance needs, the Council supports facility managers in overseeing the entire asset life cycle and managing the total cost of ownership. This focus ensures that managers are equipped with the knowledge and tools necessary for effective long-term stewardship of their assets, maximizing operational efficiency and minimizing unforeseen expenses.