

e-SPECS for Owners Program

Owner Managed Preferences, Designs, Consultants and Assets

Multi-facility owners like university systems, retail chains and hotel owners have unique challenges in managing the design, construction and operation of their buildings. Frequently, there is a desire to standardize many of the design parameters for a consistent look or function, yet managing these projects across a diverse geographical territory means providing the local architects and engineers some latitude in the designs particularly with regards to local codes. BIM tools are providing greater opportunities for building owners to become more efficient with their design and construction oversight, particularly with the development and control of the specifications. InterSpec's patented e-SPECS software solutions enable owners to centrally manage these design and construction preferences throughout the lifecycle of their assets.



The results:

- Consistent Higher Quality of Assets
- Centrally Managed and Accessible Preferences
- More Efficient Project Review Process
- Track Submittals, Certificates, Testing Results, Warrantees, and Commissioning Documentation
- Reduced Time and Cost in all Phases

Owner Preferences

Preferred products, LEED requirements, procedures, submittals, contractual agreements and intellectual property are centrally managed and accessible. These preferences are integrated into a BIM modeling process for consistent quality of design and construction. Owners have the experience to know what has worked and what has not. Owners now have a BIM platform to reduce costly Change Orders, Redesigns and Post Construction Repairs.

Owner Design Kits

BIM is a platform owners are learning to use throughout the asset design and management phases. e-SPECS enables the development of Owner Design Kits including BIM models linked to automatically include owner preferences in the construction specifications providing design consultants the criteria needed to consistently provide high quality designs. As the BIM modeling begins, so do the automated and coordinated construction specifications. e-SPECS centralizes the master database of owner preferences managed with the e-SPECS Designer software application. Remote access is available for project use by all designers and consultants. Additional centralization of cut sheets, product datasheets, manufacturing data, installation videos, manufacturer's installation instructions, and more is easily accessible directly from the BIM model or within e-SPECS.

Collaboration Platform

e-SPECS provides Owners, contractors, consultants and other team collaborators remote and real-time markup tools to ensure questions and issues are clarified early in the design cycle reducing costly errors later. Historical archiving of all markups is managed in the included industry standard Microsoft SQL Server. Integrated Project Design (IPD) requires this level of collaboration and communication. InterSpec's Professional Services Group delivers IPD training and implementation services helping to ensure the highest level of success on those projects.

Construction Phase

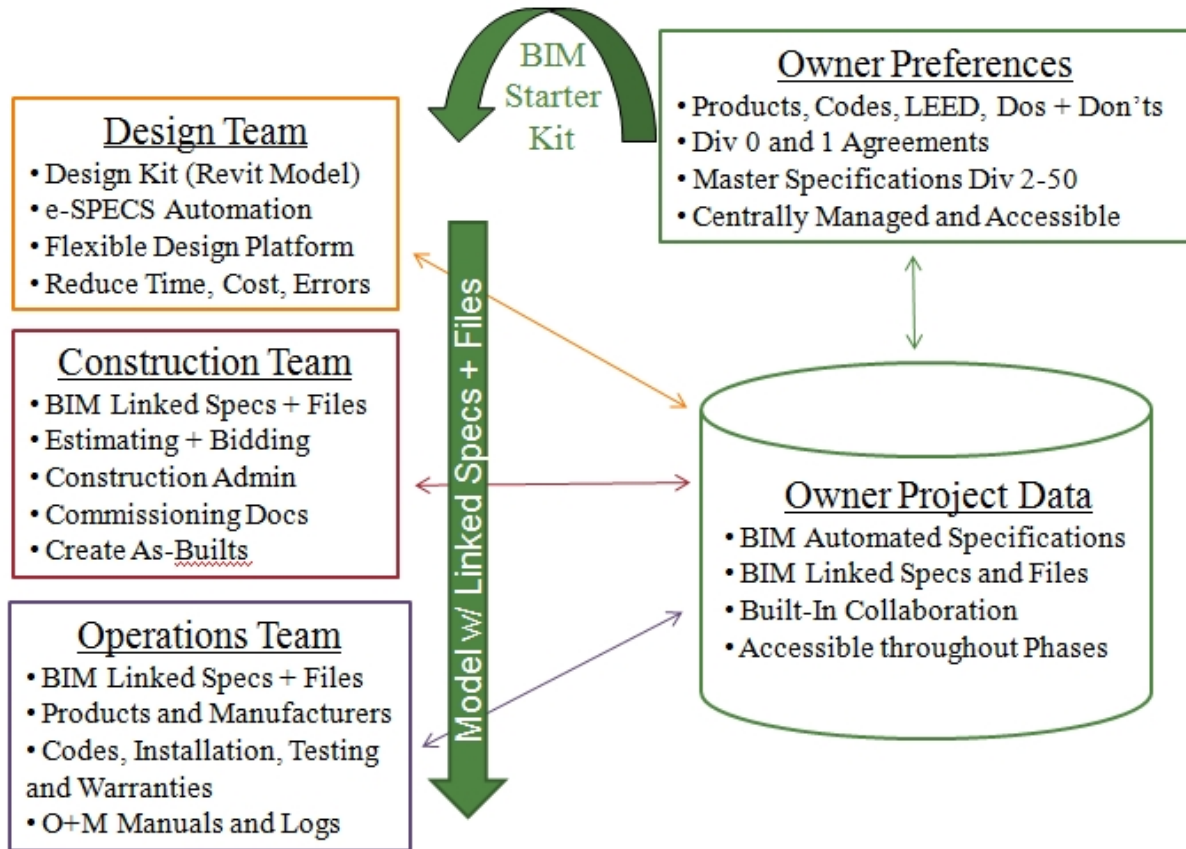
Effective bidding, estimating and construction administration require electronic access to coordinated design documents including BIM models, drawings and specifications. e-SPECS provides intelligent access to linked specifications and other content directly from the selected element in the BIM model. No more searching through thousands of pages of spec manuals to hopefully find the correct spec. Simply select the element of interest and click to open the linked specifications and other critical documents. Update those specifications with as-built information quickly and easily directly in the BIM model.

Asset and Facility Management

Effective management of assets requires intelligent access to all the required information. That information can be centrally managed in the e-SPECS server or accessible in its native location such as building product manufacturing web sites. Select an object such as an HVAC assembly and with the click of a button access commissioning logs and records, preventative maintenance procedures and logs, service records, originally specified product alternatives, as-built installed equipment, equipment parts lists and more. e-SPECS enables all the linked construction specifications from design to current status to be centrally managed and accessible.

InterSpec Professional Services Group

Implementing an e-SPECS for Owners Program is done in conjunction with e-SPECS experts. The various roles, responsibilities, options, processes and technology are evaluated and implemented to achieve the optimal results. Owners can rely on InterSpec's team of specification and BIM consultants to deliver a solution, maintain that solution and grow the solution as the Owner's requirements change.



[Read about the Development of Facility Dynamic Prototypes \(Standardized Facility Designs\) for the Air Force using e-SPECS](#)

 [e-SPECS Paper: Integrating BIM and Specifications](#) (Acrobat format; 3,283K)

For more information on the e-SPECS Owners Program Contact:

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