



Workshop

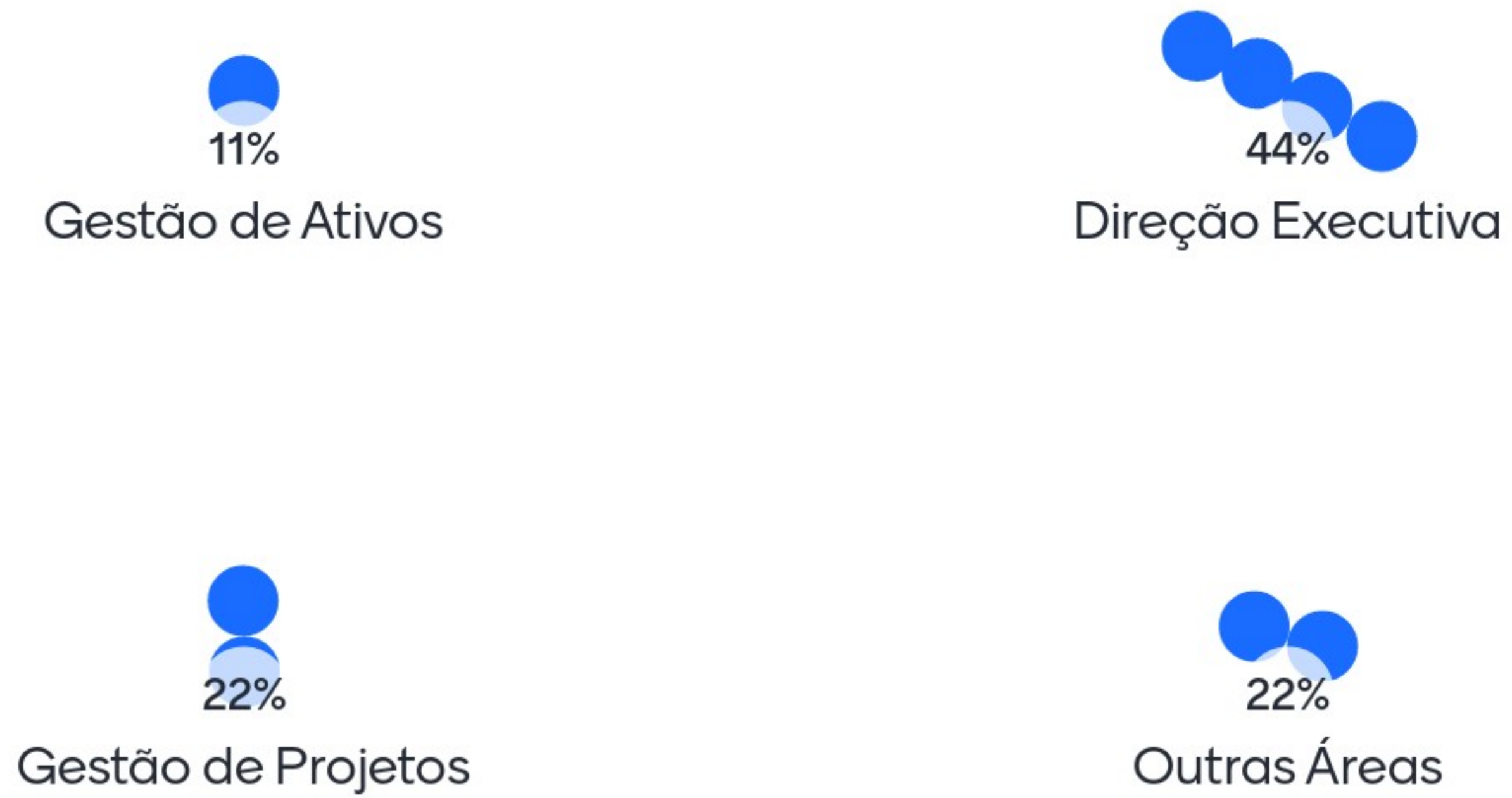
BIM -- Facility Management -- Power BI
Abordagem voltada ao ciclo de vida



Todos listos 🙌?



Em que área da organização você atua?



O que é BIM para gestão dos ativos?

9



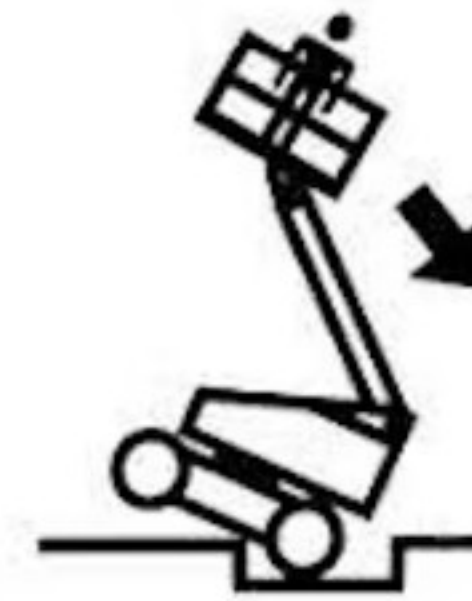
Método integrado, que centraliza as informações desde o nascimento até a gestão operacional do construído e apoia tomada de decisões estratégicas

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Software para visualização de projetos em 3D

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Uma importante ferramenta utilizada para trabalhos em altura

ARCHIBUS Web Central: Web Central - Web Central

bim-test.myefm.it/archibus/schema/ab-core/views/navigator/ab-navigator.axvw

Google Tradutor PMO MY PORTALE OFFICE eFM AL DEMO EGP ENEL TIM TELEFONICA FIOCRUZ Nfe - Nota Fiscal... CAU/BR - Conselho... BYJU'S FutureSchool MYSPO - Smart W... ERP Otros favoritos

ARCHIBUS Web Central 3D Navigator - Equipment

Select a model

3D Model

0003026

0003048

0003049

0003050

0003051

0003052

0003055

0003061

0003062

0003063

0003064

0003065

0003066

0004719

0004720

0004721

0004725

0004727

0004728

0004729

Not all records are shown.

Click HVAC equipment to get its detail

0003026
Exterior/Core
Shell
Core
Disciplines
HVAC
Plumbing
Assets
Rooms
Doors
Equipment
Furniture
Levels
0003026-PTE
0003026-P01
0003026-P02
0003026-P03
0003026-P04
0003026-P05

Powered by ARCHIBUS

Selected equipment detail

Equipment Code	Equipment Standard	Asset ID	Building Code	Floor Code	Equipment Use	Equipment Standard Description	Equipment Category	Manufacturer	Model Number
30152033	SPLT_EST_MN_INV		0003026	P02		Unità esterna monosplit caldo-freddo			

18°C Soleggiato 11:09 15/08/2022

A experiência de Plataforma BIM para Gestão de Ativos

Em reunião estratégica mensal da Gerência O&M são compartilhadas as criticidades dos últimos 6 meses relacionadas ao sistema de climatização da sede. Ao observar o painel de controle para o período em análise ...



MANUTENÇÃO

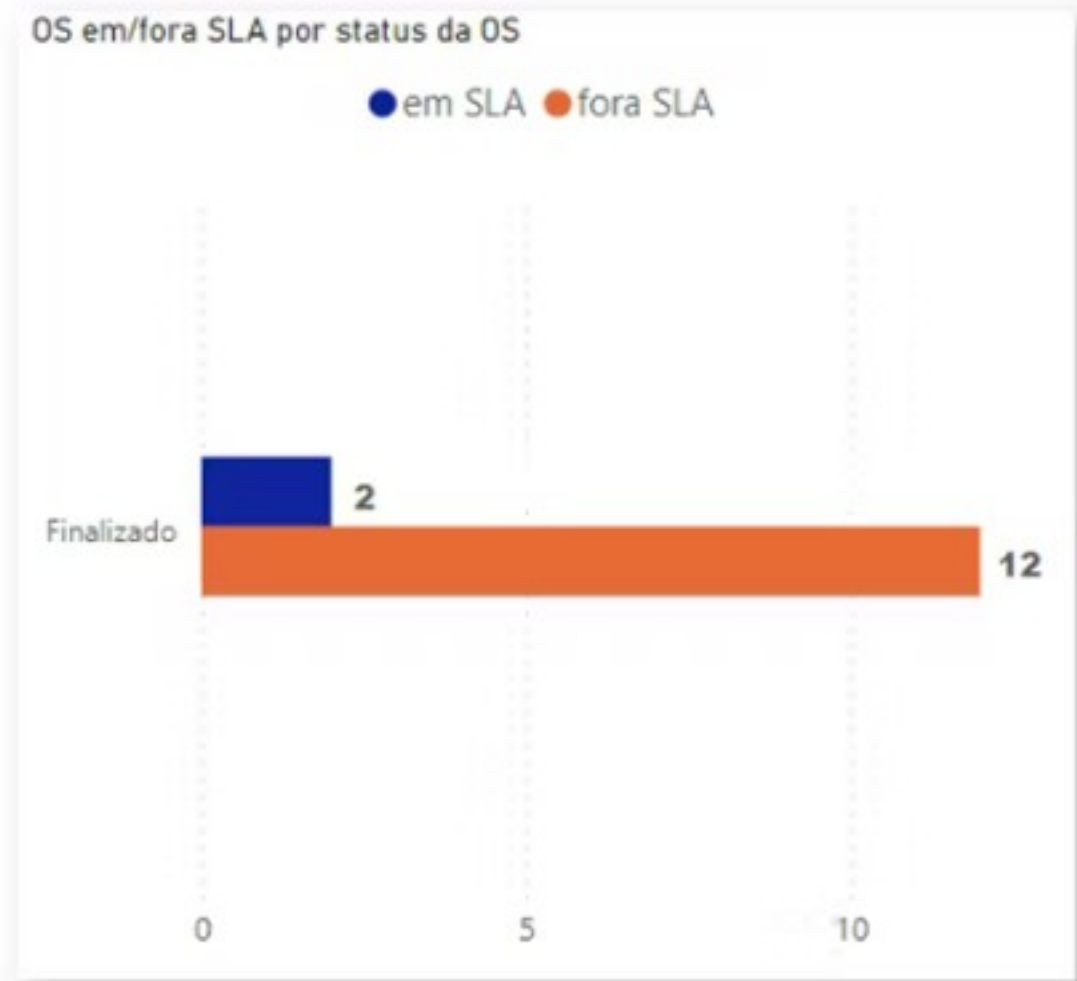
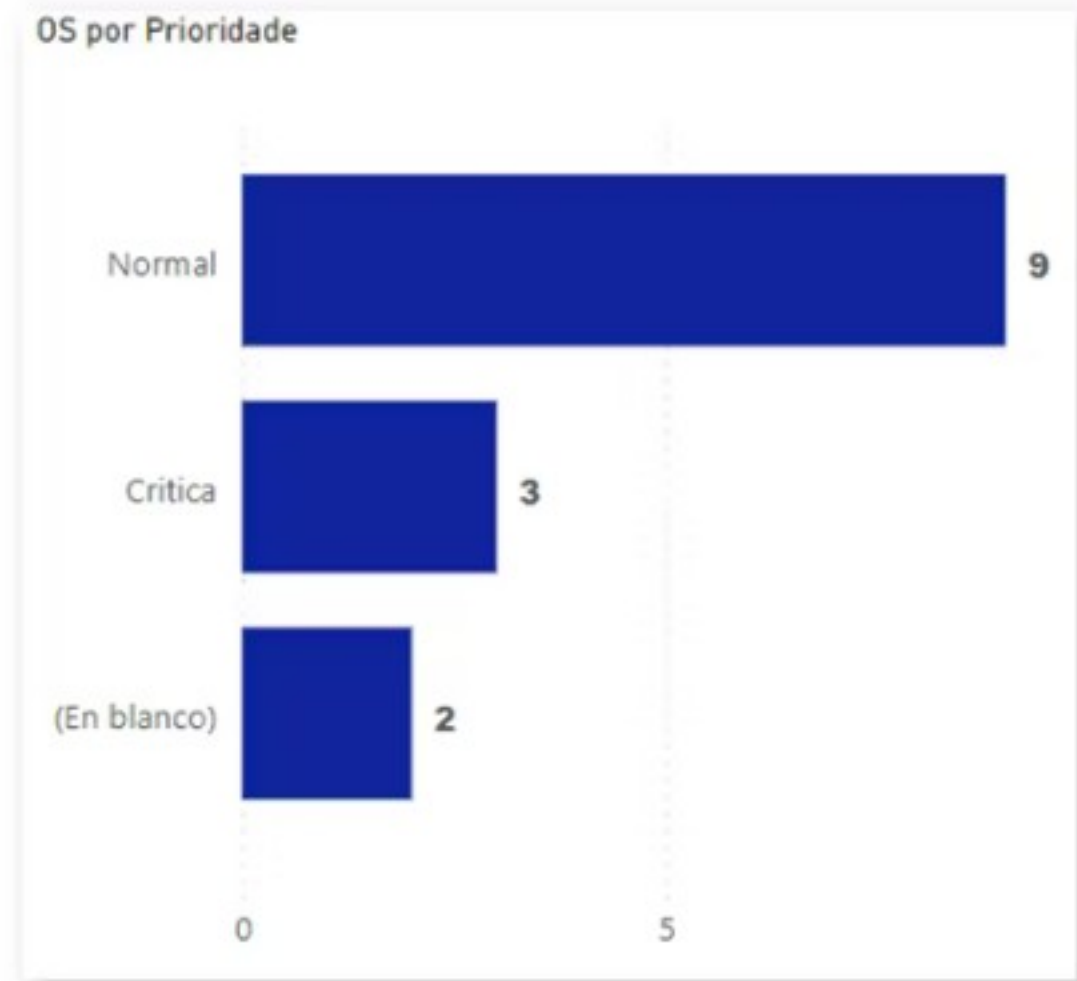
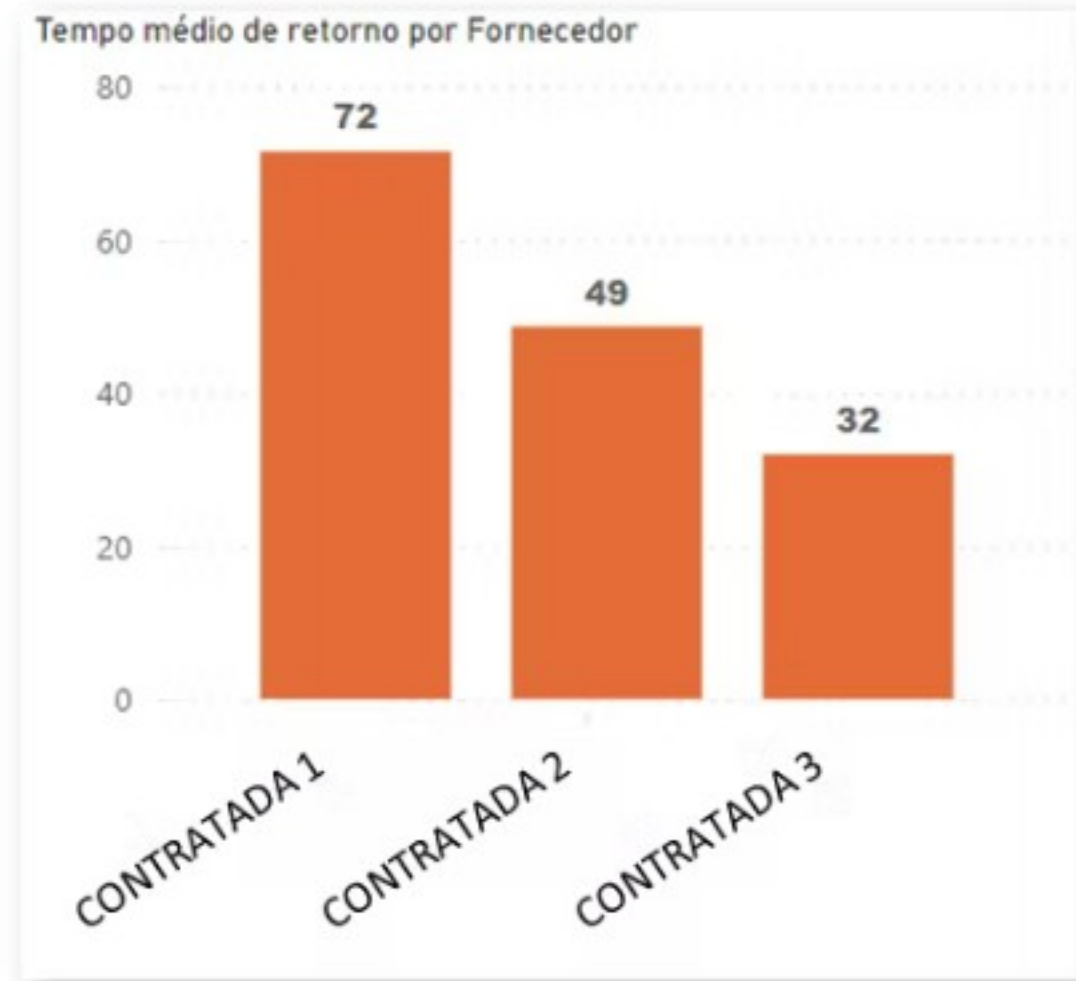
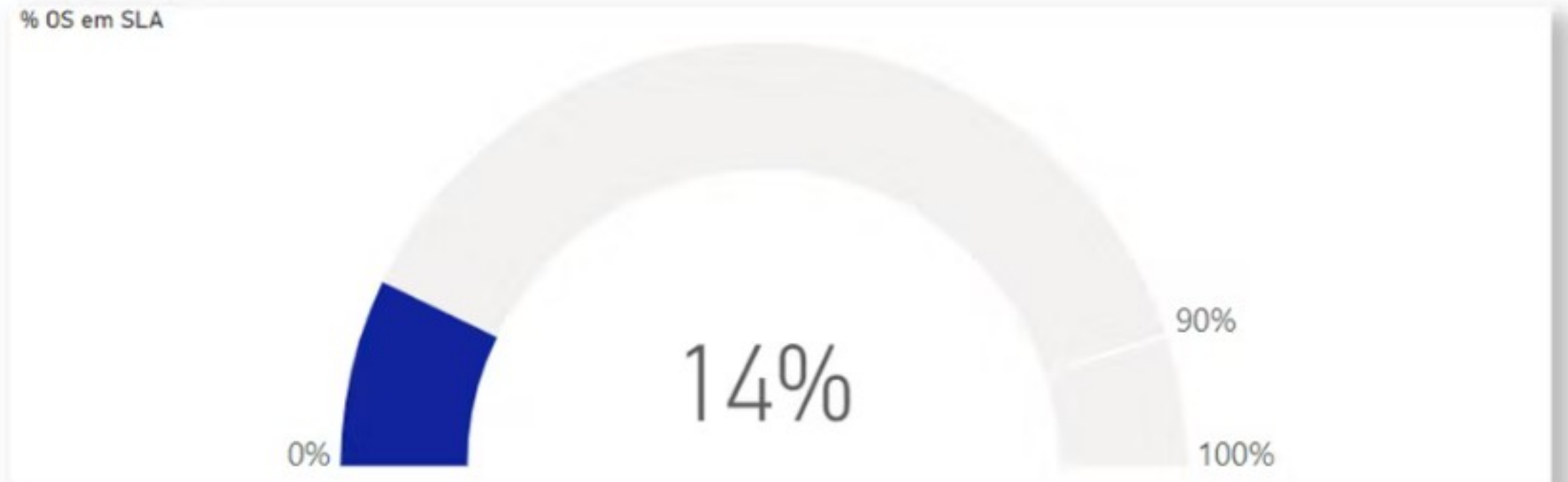
Data: 01/01/2022 21/07/2022 | Contratada: Todas | Tipo manutenção: Todas | Status OS: Finalizado | Prioridade: Todas

OS manutenção preventiva
2

OS em SLA
2

OS manutenção corretiva
12

OS fora SLA
12



Quais podem ser as causas?

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Deterioração do equipamento

9
Desempenho do fornecedor

0
Aquecimento global





Vamos investigar..



Equipment Maintenance History



End of Life Analysis for: AHU-14 Maintenance History for: AHU-14

Asset Information:	Lifecycle Metrics:	Asset Dates:	Asset Costs:
Equipment Code: AHU-14	Criticality: 8	Date of Manufacture: 08/24/2012	Purchase Price: \$12,000.00
Equipment Standard: AIR-HANDLER-30HP	Years Life Expectancy: 10	Purchase Date: 01/22/2013	Cost to Replace: \$15,000.00
Equip. Status: In service	Equipment Age (yrs): 9.7	Install Date: 08/10/2014	Depreciated Value: \$9,200.00
Equipment Use: Air Handler for 14th Floor	Remaining Life (yrs): 0.3	In-Service Date: 01/31/2013	Market Value: 9,200.00
Equipment Condition: Poor	Mean Time Between Failures (days): 14,944.00	Date of Last Meter Reading: 08/15/2022	Annual Service Contract Cost: \$0.00
Classification Code: 15510	Mean Time to Repair (hrs.): 1.36	Date Warranty Expires: 08/31/2018	Total Historical Cost for Preventive Maintenance: \$1,991.00
Classification Description: Heating Boilers and Accessories	Avg. Metered Usage/Day: 24.00	Date Service Contract Expires: 06/14/2014	Total Historical Cost for Corrective Maintenance: \$4,351.00
Asset ID:	# of normal operating hrs/day: 24.00	Date went in for repair:	Total Historical Maintenance Cost: \$6,342.00
Equipment Description:	Downtime for past 12 months: 8.00	Date went in storage:	Maintenance Cost for Past 12 Months: \$362.58
Equipment Category: HVAC	Average Annual Down Time (hrs): 0.08	Date sold:	Avg. Annual Maintenance Cost: \$1.18
Location:	Count for Preventive Maintenance: 102		
Site Code: MARKET	Count for Corrective Maintenance: 4		
Building Code: HQ	Total Work Count: 106		
Floor Code: RF			
Room Code:			
Ownership:			
Business Unit: CORPORATE			
Division Code: FACILITIES			



Equipment Maintenance History

End of Life Analysis for: AHU-14 Maintenance History for: AHU-14

Maintenance History for: AHU-14

Date Work Requested	Date Work Completed	Assigned to Work Order	Cause Code	Repair Type	PM Procedure	Craftspersons Notes	Work Description
8/15/2022	8/15/2022	2015002969	OLD	ADJUSTED		Solução de contorno aplicada. Grande dificuldade...	Equipamento inoperante.
8/15/2022	8/15/2022	2015002970	OLD	ADJUSTED		Solução de contorno aplicada. Grande dificuldade para encontrar peça de reposição.	o mal
8/15/2022	8/15/2022	2015002971	OLD	ADJUSTED		Solução de contorno aplicada. Grande dificuldade...	Graves problemas de barulho
8/15/2022	8/15/2022	2015002972	OLD	ADJUSTED		Solução de contorno aplicada. Grande dificuldade...	Problemas de Barulho e mal funcion.
8/1/2022		2015001929			AHU-3-MONTH		AIR PLENUM: 1) Clean and vacuum. 2
8/1/2022		2015001929			AHU-3-MONTH		COILS: 1) Check all coils - preheat, co
8/1/2022		2015001929			AHU-3-MONTH		FILTERS: 1) Clean all washable filters.
8/1/2022		2015001929			AHU-3-MONTH		MOTORS: 1) Lubricate motor bearing
8/1/2022		2015001929			AHU-3-MONTH		FANS: 1) Check bearings, feel for tem
8/1/2022		2015001929			AHU-3-MONTH		SAFETY: 1) Lock Out and Tag Out unit
5/2/2022		2015001809			AHU-6-MONTH		VALVES, TRAPS AND STRAINERS: 1. Cl
5/2/2022		2015001809			AHU-6-MONTH		GEAR BOXES: 1. Drain and refill oil ca



Que decisão vamos tomar?



Substituição do equipamento

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Aumentar a frequência da manutenção preventiva

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Compra ventiladores



Faça perguntas no chat!

0 questions
0 upvotes

