

Airedale Catering Equipment Ltd completes Work & BIM/COBie deliverables for Oasis Academy



Airedale is pleased to announce the recently completed on-site work & DFE contractual obligations towards Building Information Modelling (BIM)/COBie data deliverables in accordance with PAS1192 & ISO19650, in partnership with Galliford Try North West.



Airedale was approached & appointed for the delivery of Oasis Academy by Mick Cook (Senior Design Manager - Galliford Try) following the kind recommendations by Mark Neal, after the successful delivery of a catering facility at Leeds Beckett University. The process began at an early stage where Airedale was given full design responsibility and tasked with supporting Oasis Academy through the CEM process. Early support is available on all projects as we find that preliminary involvement not only benefits the development of the scheme but more importantly allows Airedale to fully understand the needs & expectations of the client.

Airedale operate a system where a number of templated designs are used that are proven and approved by the DFE, and based upon a range of educational facility types. This enables for a swift yet considered response in terms of initial design intent whilst also being competitively priced; further consideration is then applied in development and based around a structured approach to individual needs.

Chris Dickens (Northern sales manager) responsible for the delivery of the catering facility, worked closely with the GT team during the CEM process and contributed his wealth of industry experience in helping to deliver and achieve client satisfaction. At handover of the facility the Sodexo team remarked "this kitchen is brilliant, we really like how well thought out it is, it'll work really well".

This was a reasonable size kitchen with a ticket value of £115k although we were not given a budget our design and quote were market tested and proved to be best value. Its sometimes difficult to differentiate between one contractor and another as price is just one aspect, as a team Airedale have strong Project managers to deliver the project but equally our sales management team are always on hand to support the process in order to ensure everything goes to plan.

BIM/ COBie deliverables

Building Information Modelling (BIM) is revolutionising the way in which all commercial construction projects are being designed and ultimately delivered. This is particularly the case in all public sector new build projects and as a result Airedale has invested heavily in helping to support main contractors in its contractual obligations in the delivery of BIM level 2. Maureen O’Dowd (Galliford Try Building Services Manager) responsible for the delivery of Oasis Academy commented:

“May I take this opportunity to say what a pleasure it has been working with you guys. You have actually taken, my perceived, tedium factor out of BIM and made this one of the easiest BIM projects I can bring to mind. You have taken the hassle away from me and here we are a few weeks from handover and you are pushing me, explaining where everything is and keeping me fully in the loop. It has been my first time working with you and I am sure it will not be my last”

The appointed BIM & Digit consultant BIMBox Michael Wylie (BIM Consultant) responsible for verifying the issued data for Oasis Academy remarked that the project team as a whole:

“Use the catering COBie spreadsheet as a useful good example, as the Airedale model and COBie data is extremely well done”

The stage 6 Model/COBie Data audit report issued by BIMBox reported the Catering Model (AIR) output as being 100% COBie compliant, please see below:

8.2 File Naming and Agreed Data Exchange Formats

Requirements: BEP Section 5.6, 6.3

Format	On CDE	Date Uploaded	Project Code	Originator	Volume	Level	Type	Role	Number	Revision	Status	File Size
IFC	✓	2020.08.25	FS0768	AIR	B1	GF	M3	A	0001	C01	CR	193MB
RVT	✓	2020.08.25	FS0768	AIR	B1	GF	M3	A	0001	C01	CR	73MB
NWC	✓	2020.08.25	FS0768	AIR	B1	GF	CR	A	0001	C01	CR	4MB
XLSX	✓	2020.08.25	FS0768	AIR	B1	GF	IE	A	0001	C01	S2	0.4MB

8.3 Model Federation Check

Requirements: BEP Section 4.4.2

Format checked for Federation with other Supplier models	Compliance	Comment(s)
IFC file	✓	
NWC file (Clash Rendition)	✓	
RVT file (Native File)	✓	

Required Parameter	Present	Picklist Reference Integrity	Comment(s)
RowName	✓	-	
Directory	✓	-	
File	✓	-	
ExtSystem	✓	-	
ExtObject	✓	-	
ExtIdentifier	✓	-	
Description	✓	-	
Reference	✓	-	
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8.5.3 Asset Data Completeness

Requirements: BEP Section 5.17

Condition	Compliance	Comment(s)
Check COBie data has been entered within the relevant object/asset properties to comply with the BEP.	✓	

	Parameter	Condition	Checked Components	Passed Components	Failed Components	Completeness
Type	COBie.Type.Name	Type Name must be unique	57	57	0	100%
	COBie.Type.Category	Type must have category (Uniclass 2015)	57	57	0	100%
	COBie.Type.Description	Type must have description	57	57	0	100%
	COBie.Type.AssetType	Type must have an AssetType	57	57	0	100%
	Average Type Data Completeness					
Component	COBie.Name	Component must have a Valid Name	99	99	0	100%
	COBie.Space	Component must be linked to a Space	99	99	0	100%
	COBie.TypeName	Component must have a valid TypeName	99	99	0	100%
	COBie.Component.Description	Component Must have a description	99	99	0	100%
	Average Components Data Completeness					
Overall Average Asset Data Completeness						100%

May Airedale Catering Equipment Ltd take this opportunity to thank Galliford Try for the opportunity to partner them on Oasis Academy & helping the school realise its vision for a positive future, & we at Airedale look forward to providing a strong supportive arm on any future schemes.