Openings Studio™

Made Easy: Managing opening information with collaborative software

ASSA ABLOY

How building information modeling improves operational efficiency for building owners and facility managers.

Experience a safer and more open world

How can owners save time and money on facility management? Simple.

There's a universe of software solutions that can help building owners outline and define requirements for a building. What is often most overlooked is identifying the best solution before construction of a new building begins.

For the design and construction of a building, it's helpful to understand a little about a process called building information modeling, or BIM. It's one of those topics that can be intimidating at first, but it helps to think of it as a collaboration or partnership between many stakeholders, all working towards a common goal.

Talk to your architect. If they use design programs such as Autodesk® Revit® or Graphisoft® ArchiCAD, it could mean your building design is already prepared to follow the building information modeling process.

In this white paper, we'll share some innovative solutions for the design, construction and management of openings in your building, leveraging BIM.

What you'll learn in this whitepaper:

Deconstructing the building lifecycle

The value of BIM

Collaboration with Openings Studio™

Use cases across industries

What is the BIM process?

"The goal is for all stakeholders and trades to collaborate within a single source of truth — the model."

Sharing information isn't a new concept, but **how** we share that information has changed. In the traditional way of doing things, architects have typically hand-drawn or used line drawings — complete with elevations — to communicate design intent. Once the design was complete, it was up to everyone down the pipeline to figure out how to execute the vision.

This process leads to poor communication, missed timelines and massive project overruns. Now, tech-savvy architects use software such as Autodesk® Revit® to visualize, render and output documentation about a building. The goal is for all stakeholders and trades to collaborate within a single source of truth — the model.

Scheduling, planning and maintenance is visible, because all of the information about a building is integrated and shared in real, or near real-time. Defining standards and ownership of that information before, during and after construction is a key component of managing your building's profitability.

Owners, especially multi-or large-property owners, may not realize that they have access to this information, which can be helpful for communicating design standards to an architect or providing product catalogs and reordering information to the maintenance crew. Ultimately, this can and will save you time, money and frustration.

Building Owner

Contractor

Architect

Distributor

Spec Writer

How the BIM Process benefits owners

Who participates in BIM?

BIM is quickly becoming the standard for most markets around the world. If your facility manager needs to make repairs after installation, having an up-to-date and fully incorporated model will save you time and money, especially when it comes to managing openings.

Why get involved?

This process is meant to be inclusive, allowing all stakeholders in the design, building and construction process to participate. Many modern design and engineering practices utilize some form of BIM software tools.

85% of the building lifecycle happens after the construction of a building.

What changes do I make?

85% of the building lifecycle happens after the construction of a building. Participating in the process at the beginning cuts down inaccuracies and efficiency issues further down the road. Using the information provided and stored within the architect's model will enable your team to more efficiently respond to inspections and maintenance issues around the building, for the life of the building.
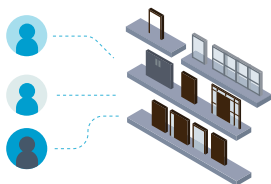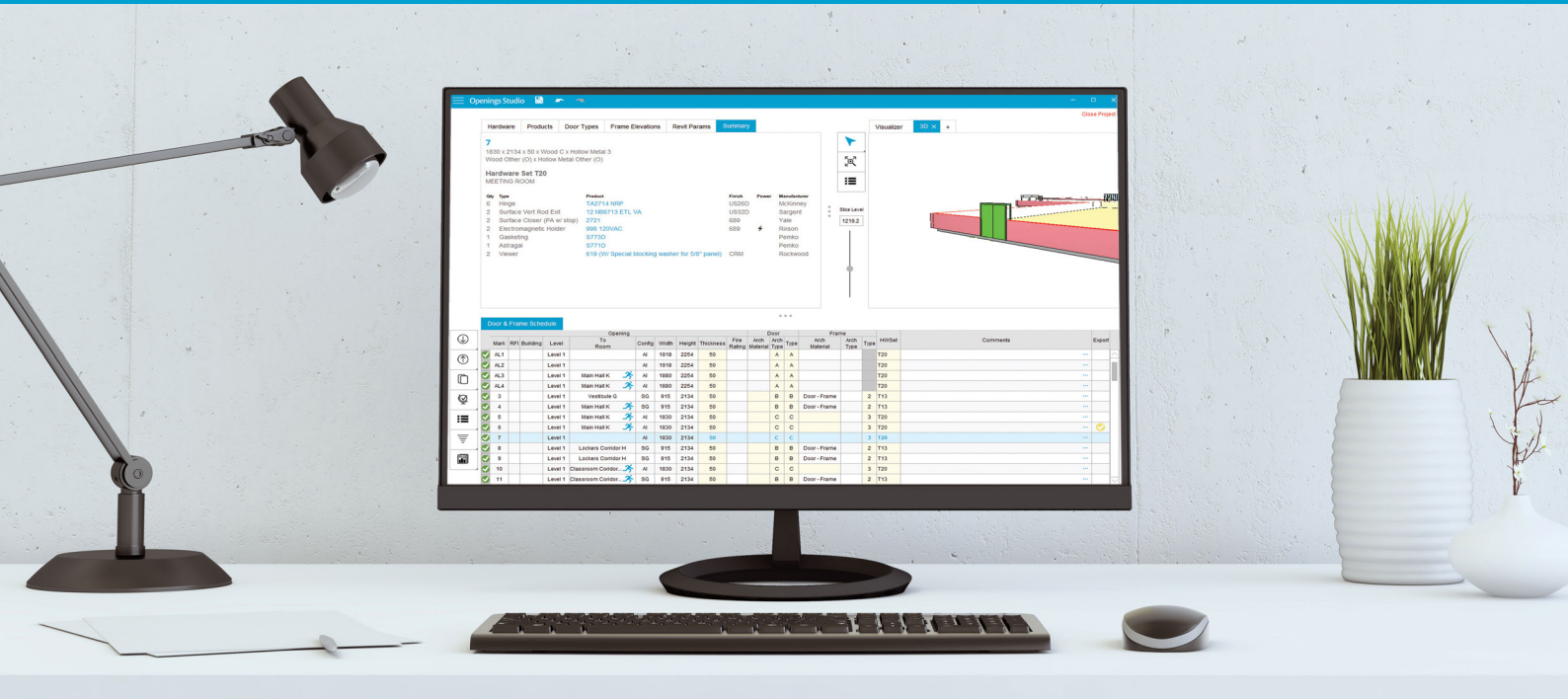
What information do I need?

Start storing information, such as manufacturer information, model, serial numbers, descriptions and more in one location. If that's as much as you can do right now, then go for it. It's best to start simple and build upon it!

Get acquainted with Openings Studio™

Openings Studio™ is a software tool designed for all stakeholders in the building process— for the entire lifecycle of the building. It integrates directly with design software, such as Autodesk® Revit®, to seamlessly transfer project data for complete door hardware schedules and specifications.
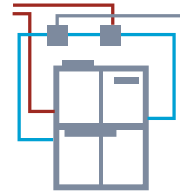

Virtual Design Guides

The Virtual Design Guide puts decision-making back in your hands. Specify products at the start of the project, and virtually share design guidelines with architects before planning begins. Architects can download existing door families for inclusion into BIM, allowing for consistency and accuracy in the specification at the beginning of the project.
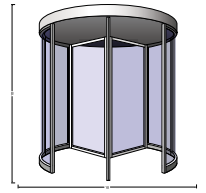
Smart Tagging

Looking for a better openings management tool? Don't waste time reordering the wrong parts. Create and print smart tags directly from Openings Studio™ to be placed on doors. Then, scan the smart tag to access a list of all specific hardware, installation information and product manuals for quicker maintenance and replacement.

Electrical Elevations

Security consultants, electrical engineers and more can now generate 3D access control product applications and elevation drawings. Replace the traditional way of creating line drawings and elevations with Openings Studio™. Streamline basic electrical drawings, annotations, scheduling and tagging of floor plans directly into a 3D BIM environment.
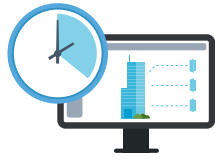
Autodesk® Revit® Door Families

Build thousands of door families with customizable frames and door types. Create hollow metal, wood, aluminum, curtain panel doors, swinging doors, surface sliders, pocket doors and more!
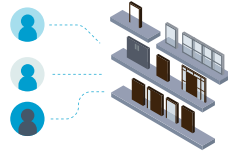
Openings made easy.

Ready to participate in the BIM process? Keep track of installation instructions, manuals and more with Openings Studio™. With features such as the new Virtual Design Guide and Smart Tags, you can define how openings should look before the process begins, and then stay current with product information, catalogs, installation guides and more. Turn the page for use cases demonstrating how Openings Studio™ alleviates common operational headaches.
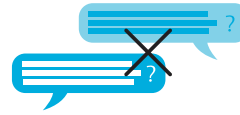
Save Time
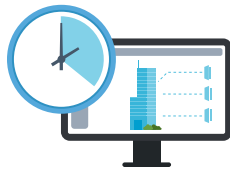More efficiently manage building projects

Easy Collaboration
Gain universal access to design standards for all stakeholders

Eliminate Confusion
No more costly mistakes when communicating with spec writers

Manage facilities faster and easier with collaborative software and mobile applications

Manage openings easily

Perform more effectively and reduce overhead

Access hardware records and maintenance contacts

A university has taken over an old business park to house their entire science program, leasing the space. The university has contracted with an architecture firm to design the cutting-edge science facility, and has learned that their facility will be built using a 3D software program called Autodesk® Revit®.
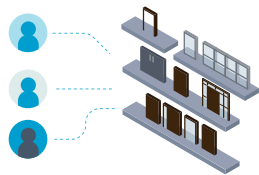
The firm uses a plugin called Openings Studio™ that allows them to specify and schedule all of the opening information about the facility.

Once the building design has been completed, the university receives the 3D BIM or building information model of the science facility, which includes all of the opening information.

One day, someone calls the maintenance office about a door and says it looks like someone busted the door closer. Unable to get to the location immediately, Beth, the head facility manager, logs into Openings Studio™ and discovers that she has all of the opening information stored in one place.

She contacts a locksmith and informs them of the specific parts that will need to be ordered to properly repair the closer.

The locksmith orders the part and goes onsite to repair or replace the existing closer.

Building developer defines standards before work begins on new healthcare facility

Specify hardware, doors and frames at the beginning of the project

Create standards as the IDN System grows to manage at a high level of standardization

Establish a universally accessible document

Reduce confusion that could lead to expensive delays

A large healthcare provider (IDN – Integrated Delivery Network) is building a number of new clinics such as Medical Office Buildings (MOBs), Ambulatory Surgery Centers (ASCs), and Free standing Emergency Clinics, as well as new construction, renovation and expansions at the acute care facilities.

The Provider has specified ASSA ABLOY hardware to be used and installed. But as they expand into new markets, they know that this mandate could be hard to follow and execute, given the number of people working on this project.
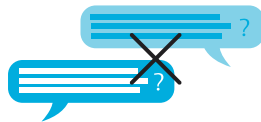
Understandably, they have requirements that are complex because of the additional security and access needs.

Concerned about losing the aesthetic and functional value of these details, the healthcare provider works with an ASSA ABLOY consultant to create a Virtual Design Guide.

The healthcare provider will share this Virtual Design Guide with their architecture firms and subcontractors. This becomes the standard with which all typical openings will follow from the beginning of the project, before the project is even designed.

The Virtual Design Guide puts decision-making back in the hands of the owner at the system level to recognize the TCO – Total Cost of Ownership. Openings Studio™ enables end-users to specify products at the start of the project and virtually share design guidelines with architects before planning begins.

Architects can then download the existing door families for inclusion into the central model.

Facility managers alleviate issues with hardware repairs or replacements in a timely fashion

Eliminate time wasted by searching for correct parts.

Verify hardware compliance for routine inspections.

Identify hardware with Smart Tags.

Reduce overhead of facility management.

Access installation information for repairs.

On a Friday afternoon while doing his rounds, a facility manager notices that several openings have issues related to a lock cylinder that appears to be faulty.

Both the head of building maintenance and the facility manager begin looking for ways to secure the door. After searching through all of the documentation in the office, they cannot find any hardware information to call for a repair. They call a locksmith, who informs them that they will be unable to fix the lock for a few hours.

When the locksmith finally arrives later that evening, he manages to look up the necessary part to repair the broken openings, which could take days to arrive.

The facility manager decides to take action. He talks to his ASSA ABLOY consultant about a way to manage all of his openings information and learns about Openings Studio™ Smart Tags.

Smart Tags — a scannable QR barcode — enable him to store all of the hardware, frame and door information in one location in the cloud, saving the facility management team a lot of time in the future.

The facility manager can also grant others access to this information by managing secure permission rights in Openings Studio™.

Now, when openings are created, the facility manager can install a Smart Tag to automatically pull up all of the hardware components, including the locks, security devices and more about the opening.

Additionally, the issue of having to wait days to repair faulty openings is much less of a concern, leaving the facility manager to allocate his time elsewhere.
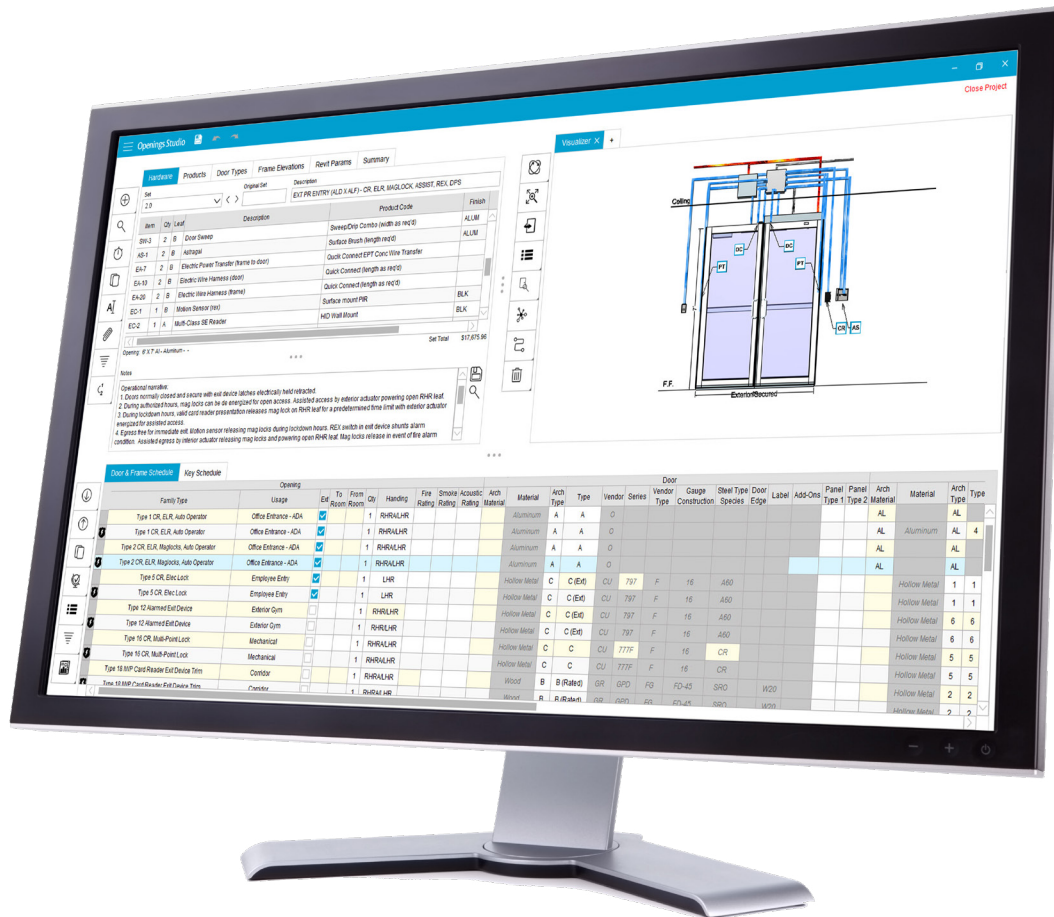
Get ready to change the way buildings are designed & managed

BIM can both add significant value to your building design and construction process, and provide an opportunity to protect your investments. Visualization, information, and collaboration bring greater clarity and efficiency to building and construction, providing high performance benchmarking, and lean methodology and waste reducing practices.

Sharing information about your openings has never been easier. Taking the first step is easy with Openings Studio™. Leveraging a non-proprietary database from manufacturers around the world, we can easily help you define common standards and establish design guidelines with the Openings Studio™ Virtual Design Guide.

Simply contact your local consultant today to get started creating your next building's door library to share.

Openings made easy.

For more information, contact:

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