

# OSCRE Update

It's link with the AEC/FM  
Community and Vision for the  
Virtual Building Environment



PHOTO



BIM MODEL



**Building 14 POC**

*From Quad South  
Towards Quad East*

© 2004  
CAFM Services  
Knowledge + Process + Technology

# Standards Development Landscape



OSCRE OPERATING VISION - BUSINESS PROCESS FRAMEWORK										
	[1]	[2]	[3]	[4]	[5]	[6]	[7]	[8]	[9]	
Level 1 - Core Competencies	LEADERSHIP AND GOVERNANCE	FINANCE	PLANNING	REAL ESTATE	PROJECT MANAGEMENT	FACILITIES MANAGEMENT	INVESTMENT	LEGAL	GEOPOLITICAL	
Level 2 - Business Process Categories	Select Level 1 Hyperlink for Section Details	Select Level 1 Hyperlink for Section Details	Select Level 1 Hyperlink for Section Details	Select Level 1 Hyperlink for Section Details	Select Level 1 Hyperlink for Section Details	Select Level 1 Hyperlink for Section Details	Select Level 1 Hyperlink for Section Details	Select Level 1 Hyperlink for Section Details	Select Level 1 Hyperlink for Section Details	
Level 3 - Business Processes										

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## I&E Domain Scope

### The I&E Domain impacts:

- ▶ **2.4M military and civilian employees who live, work and recreate at I&E's worldwide military bases**
- ▶ **\$43B+ /Year in expenditures for:**
  - **Facility sustainment, restoration, modernization and services (\$19B)**
  - **Base operating services (\$17B)**
  - **Family housing (\$4B)**
  - **Environmental services (\$3B)**
- ▶ **\$620B+ in Real Property Assets**
  - **2.3 B square feet of buildings**
  - **32 M acres**
  - **6,700 sites worldwide**
- ▶ **300 IT Systems ... and Counting**

What does this mean and how does this slide relate to you and your business?

# Examples of Industry Challenges



NIST GCR 04-867



U.S. Department of Commerce  
Technology Administration  
National Institute of Standards and Technology

Advanced Technology Program  
Information Technology and Electronics Office  
Gaithersburg, Maryland 20899

## Cost Analysis of Inadequate Interoperability in the U.S. Capital Facilities Industry

Michael P. Gallaher, Alan C. O'Connor, John L. Dettbarn, Jr., and Linda T. Giday

**\$15.8 Billion AEC/FM Industry Loss**

**\$10.6 Billion Borne by Owners/Operators**

**Probably more if not all if you figure the Owner pays the Arch/Eng/GC and Subs**

*Cost Analysis of Inadequate Interoperability in the U.S. Capital Facilities Industry—Final Report*

**Table 6-1. Costs of Inadequate Interoperability by Stakeholder Group, by Life-Cycle Phase (in \$Millions)**

Stakeholder Group	Planning, Engineering, and Design Phase	Construction Phase	Operations and Maintenance Phase	Total
Architects and Engineers	1,007.2	147.0	15.7	1,169.8
General Contractors	485.9	1,265.3	50.4	1,801.6
Specialty Fabricators and Suppliers	442.4	1,762.2	—	2,204.6
<b>Owners and Operators</b>	<b>722.8</b>	<b>898.0</b>	<b>9,027.2</b>	<b>10,648.0</b>
<b>Total</b>	<b>2,658.3</b>	<b>4,072.4</b>	<b>9,093.3</b>	<b>15,824.0</b>

Source: RTI estimates.



# What is OSCRE About?

## Focus on Interoperability

- Open technology standards that link businesses
- Easy flow of information
- Transparency – like other industries have achieved
- Better match between user needs and software development

## Implementing CORE 2010

- Raw material for integration and collaboration
- New operating models based on technology
- Basis for industry metrics using data exchange standards

## The Only Cross-Industry View

- Bringing other standards groups and their work to OSCRE
- More rapid deployment
- Easier acceptance of benefits by more stakeholders
- Leveraging opportunities for international alignment

## Emphasizing Deployment

- Have to be successful in development – but there's more to it
- Industry needs to take action
- Solidifying development and promoting deployment

## Tremendous Benefits at Stake

- Estimated cost of lack of interoperability runs in the billions.
- Other industries are far ahead of us and are very well-organized to deliver and deploy standards
- Competitive strategies in our industry depend more than ever on technology.
- The business case for technology is better understood – standards extend the benefits even farther.

# OSCRE's Momentum

## **Rapidly Growing Membership and Affiliations**

- 30 new members in the last year; 10 in pipeline
- 50 major organizations active as paid-in members
- \$400k in annual funding and growing
- Achieving critical member mix

## **Focus on Standards Deployment is Unique**

- 4 major workgroups in the US; 4 in the UK
- OSORE Compliant applications already in UK
- First set of US standards in Fall 2005
- Unique development methodology operational
- OSORE Compliance required in RFPs

## **Two End-User Member Groups are Key Influencers**

- Businesses and Owner/Investors will drive adoption
- CoreNet Global and NCREIF are key industry influencers
- No other standards group has this leverage

## **Critical Links into National Governments**

- Governments will also drive adoption
- British Government agencies members of PISCES
- GSA and Department of Defense members in US
- Canadian Government agencies joining

## **Powerful Industry Affiliations Formed**

- Very rapid formation of key industry relationships.
- BOMA, Appraisal Institute, CABA, NAR, NCREIF, NIBS, Data Consortium, Construction Specification Institute, OAGI, Virtual Builders Roundtable.
- Conversations underway with IVSC, NAIOP, and IFMA.
- Similar relationships through PISCES in UK Looking to OSORE to carry their standards efforts forward.
- Handing over bodies of work and research to OSORE, e.g. Appraisal Institute, NCREIF

# OSCRE Members Industry Representation

Organization[1]	Member	Signed MOU[2]	In Discussion	Endorsed By	On Roadmap	# of Chapters	# of Members or Firms	# of Properties	Value of Assets	Area (SF)
American Institute of Architects (AIA)			✓				72,000		\$400B Const. Projects	
Appraisal Institute	✓					99	18,000			
British Property Federation (BPF)				✓			140			
Building Owners and Managers Association (BOMA)	✓					109				9B
CoreNet Global	✓					50	7,100		\$1.2T	
Council of Mortgage Lenders (CML)				✓			140			
Data Consortium	✓									
EbXML			✓							
FIATECH			✓							
U.S. General Services Administration (GSA)	✓							8,300	\$500B	330M
International Alliance for Interoperability (IAI)			✓							
International Facility Management Association (IFMA)			✓			127	17,300			
Investment Property Forum (IPF)				✓			1,500			
Dept of Defense	✓						2,400,000		\$620B	2.3B
Land Registry			✓							
Legal Software Suppliers Association (LSSA)	✓									
Mortgage Industry Standards Maintenance Organization (MISMO)			✓				139			
National Association of Real Estate Investment Managers (NAREIM)			✓						\$320B	
National Institute of Building Sciences (NIBS)		✓								
National Council of Real Estate Investment Fiduciaries (NCREIF)				✓			197	4,000	\$135B	
Org. for Advancement of Structured Information Stds (OASIS)					✓		2,000			
Open Applications Group (OAG)		✓								
PMI					✓					
PREA			✓				1,400			
Public Works Government Services Canada (PWGSC)	✓									
National Association of Realtors (NAR)	✓						1,000,000			
Royal Institution of Chartered Surveyors (RICS)	✓						110,000			
Universal Business Language (UBL)			✓							

# OSCRE's 18-Month Roadmap

## Continue to Emphasize Deployment and Adoption

- Generate and deploy standards in new areas
- Run pilot implementations with end users
- Promote end-user adoption through results
- Expand OSCRE compliance in software
- Expand OSCRE compliance in RFPs for services

## Integrate Regions and Expand Reach

- OSCRE Americas & OSCRE Europe (PISCES) stable
- OSCRE International formed
- OSCRE Asia in 12-24 months
- Integrate knowledge resources with industry associations

## Solidify OSCRE as Industry Leader

- Already de facto rallying point for industry standards
- Harmonize standards across industry segments
- Accelerate adoption of business process framework
- Increase number of universities with OSCRE in curriculum
- Solidify brand as thought-leader in technology

## Build Up Operational Capabilities

- Leverage multiple channels for membership development
- Establish sustainable membership renewals
- Triple the operating budget
- Additional resources to deliver results

## The Word is Getting Out

- Introducing Keynote at RealComm 2005.
- 31% of RealComm's *"People to Watch"* are OSCRE members
- *"OSCRE is moving so fast, we'll have to run to keep up"* – President, NIBS
- *"OSCRE has been moving at internet speed in coming to stage center in the industry"* AIA
- *"OSCRE is the one horse that's going to get this [standards] done and we need to get on board now"*, RealComm
- *"Ignore OSCRE at your peril"* Gartner Group

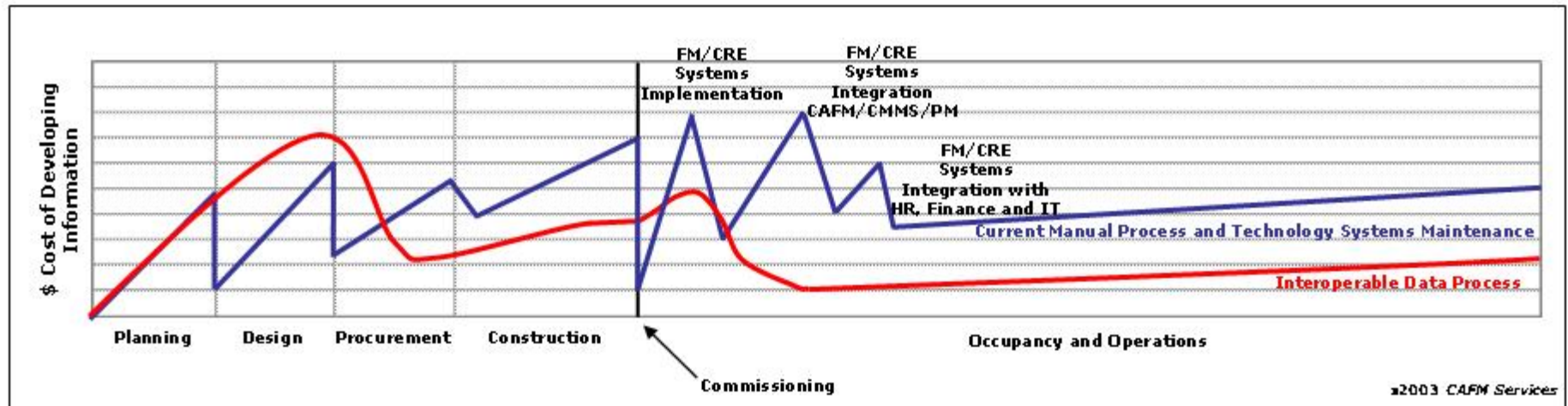
# How It Works

**The OSCRE Standard is a set of definitions and rules that facilitate the automatic transfer of data between different types of software packages and has been used regularly by those involved in UK property for over 8 years.**

**The Standard defines a vocabulary (the data items) and grammar (order the file format) that allow any two systems to exchange information unambiguously. It is not itself a piece of software but an enabling technology framework that allows software providers to prepare solutions within their own packages that can easily transfer data with other databases.**

**The OSCRE Standard Development expertise is donated by its industry-wide membership via a well defined and democratic Workgroup methodology.**

# Pay Now or Pay Later



**DESIGN – CONSTRUCTION PHASE**  
(1 – 5 YEARS)

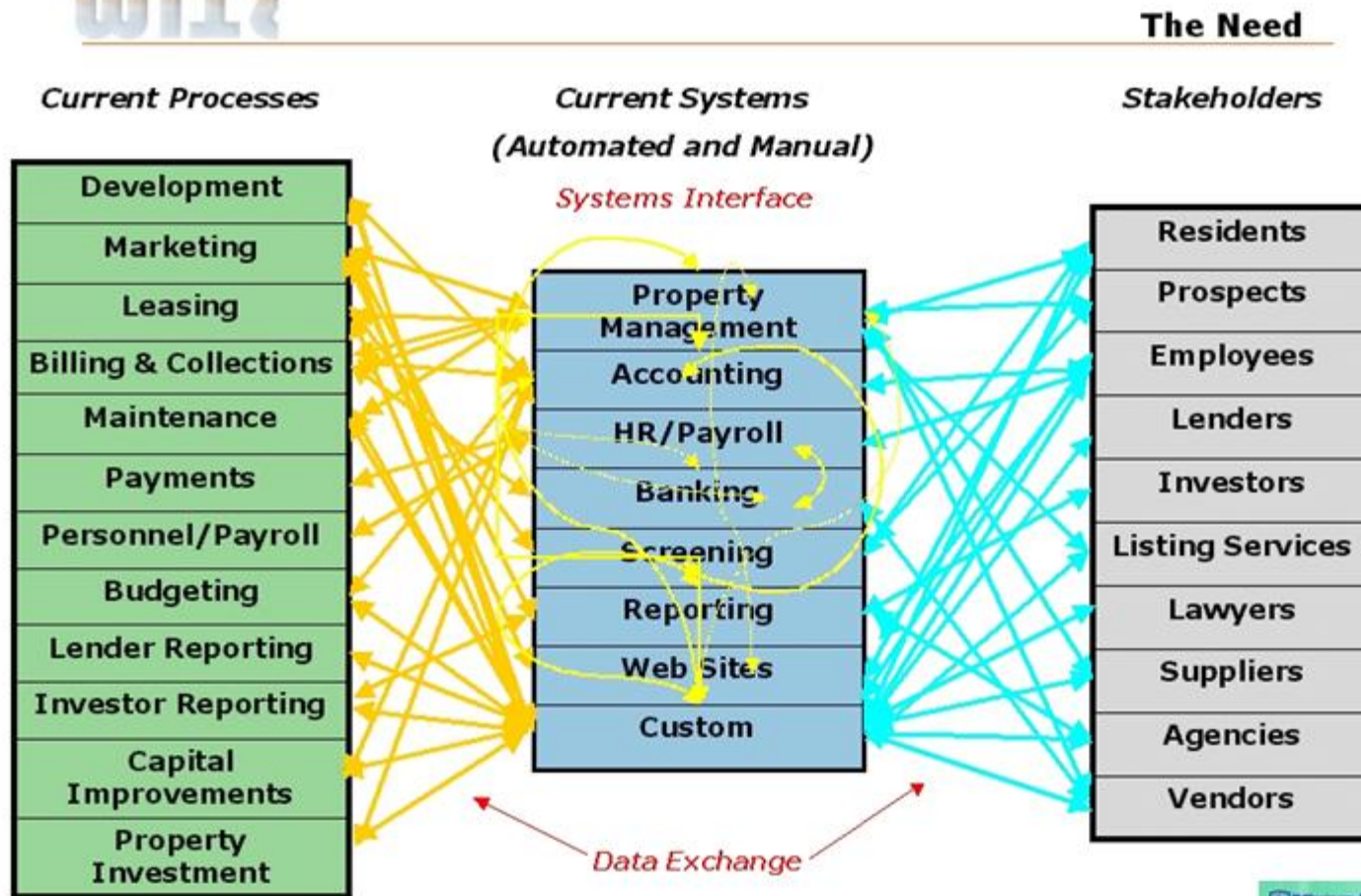
**LIFECYCLE OPERATIONS PHASE**  
(30 – 100 YEARS)

Owner Pays AEC Team More \$ During Design Phase To Develop BIM and Standardized Electronic Data Exchange

Owner Saves \$\$\$\$\$ Over Operational Life of Asset Ownership by Being Able to Quickly Bulk Load Technology Systems, Have Critical Data In Electronic Format, Enabling Accurate Metrics Reporting, Benchmarking and Transparency

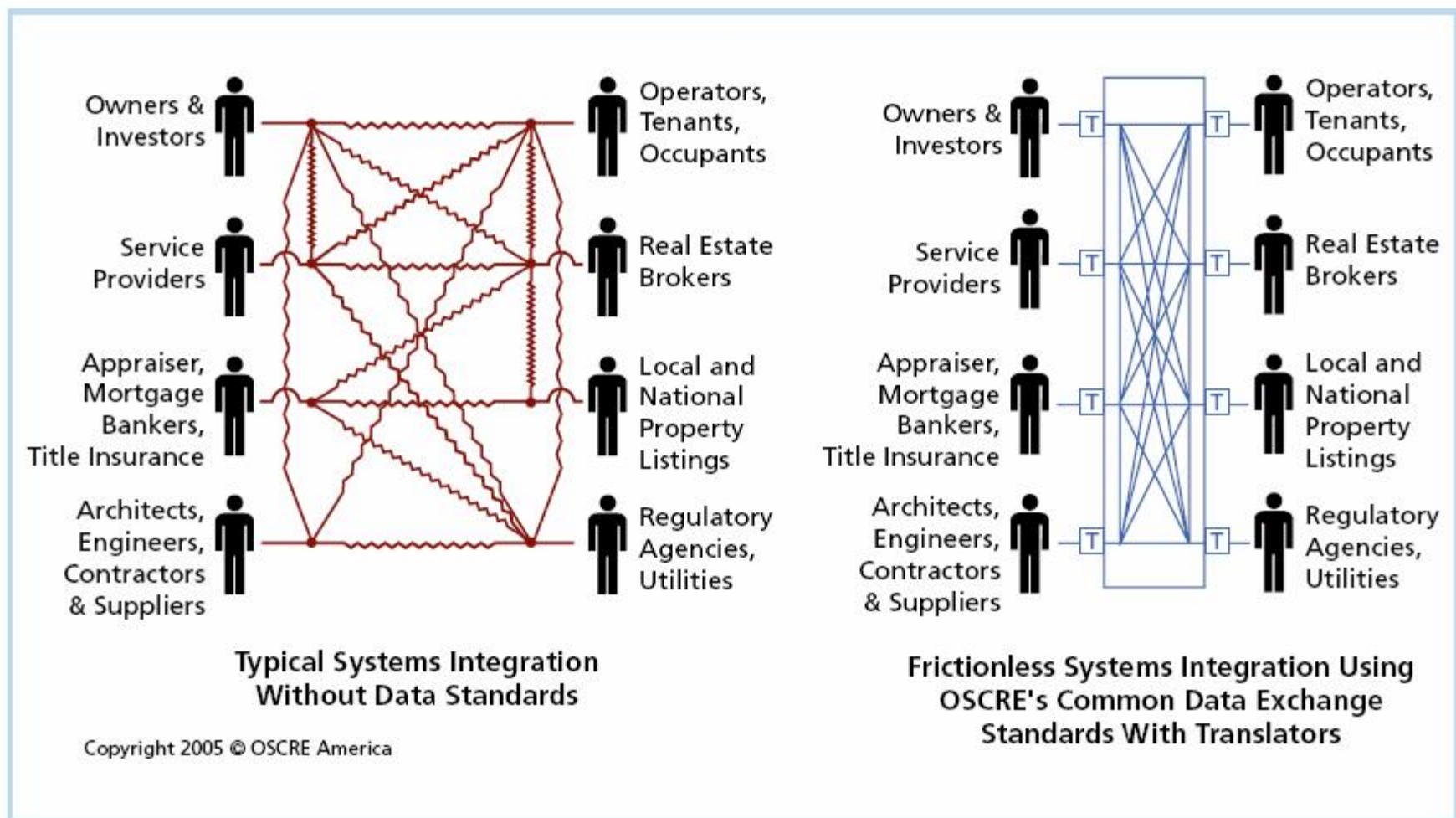
Apply This Concept to Other Areas of the Real Estate Supply Chain

# Common Problem Across the Industry



- This Diagram was developed by the National Multi-Housing Council
- Same Problem for those using Real Estate as **INVESTMENT** (CBRE, Trammel Crow, REIT's) or **RESOURCE** (HP, Cisco, GSA, DoD)

# Simplifying Data Exchange



OSCRE's common data standard simplifies data exchange by minimizing the number of integration connections and reducing the labor required to maintain each system.

# Connecting the Real Estate Industry Now!!!

**OPEN STANDARDS CONSORTIUM FOR REAL ESTATE**

**For Additional Information Contact**

**Andy Fuhrman**

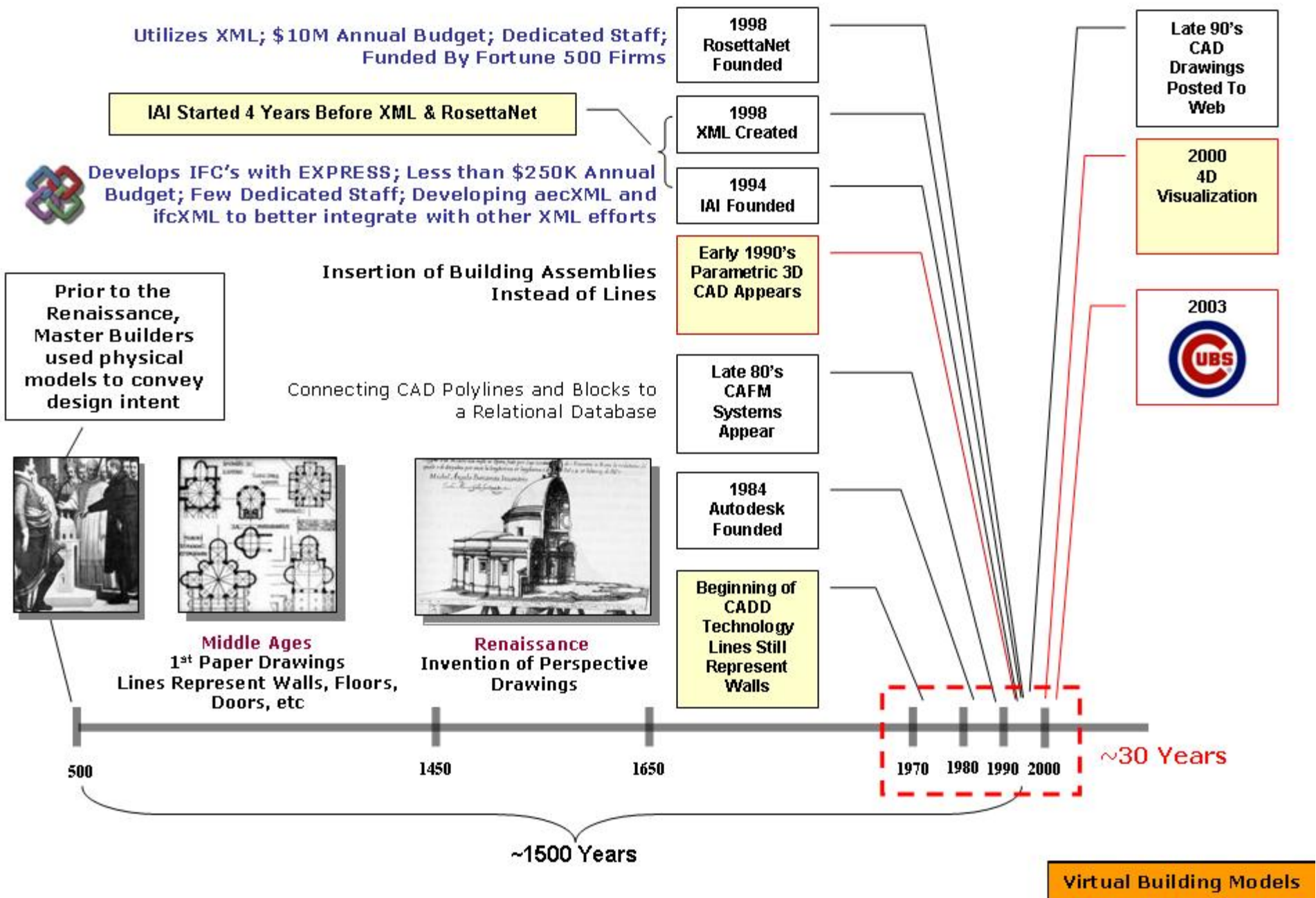
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# Virtual Building Models – Industry Timeline



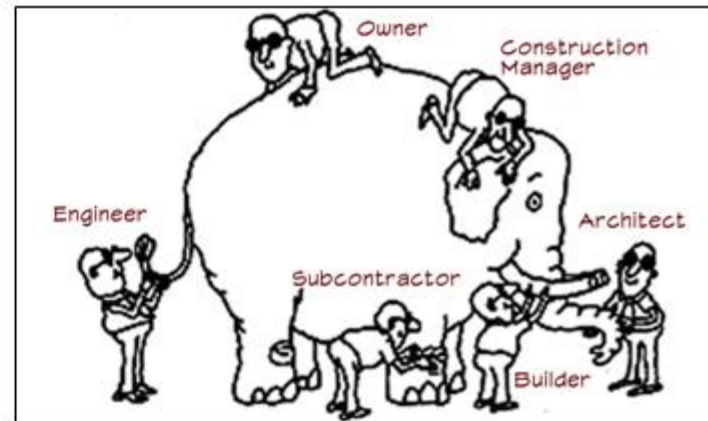
Different project disciplines usually have different views of the same project: Each sees their part perfectly.

### What the Owner Wanted



#### Lucy Hotel, Margate, NJ

Original was designed by Architect William Free for land owner and developer, James Vincent de Paul Lafferty Jr. was granted a patent for animal shaped buildings in 1882. In 1885 after two years of construction, the Coney Island building was completed



Ask 6 Blind People to Describe an Elephant

### What was Designed



#### Elephant Tower, Bangkok Thailand

32 Floor Residential Building built in 1997

### The End Product



Elephant Playhouse

# Interoperable Object Models – BLIS & IFC's

