



Continuous Digital Asset Tracking & Handover: Eliminate the Project After the Project

Every sizable building or infrastructure construction project follows these steps: Assess. Plan. Design. Procure. Construct. Handover. Operate.

Each step builds upon the next. Some are more defined than others, with blueprints and guidelines to lead the way. Perhaps the most nebulous of all the steps is “handover,” which is simultaneously a finish line and a starting gate. The construction is over, but the building’s life has just begun.

By definition, handover is the stage of a construction project when the site is handed back to the client for occupation. The building is complete, and all the paperwork is gathered and given to the owner. This critical asset management documentation will include:

- Construction documents
- Plans
- Warranties
- Permits
- Operation manuals
- User guides
- As-built drawings
- Installation documents of building systems
- Certifications
- Permits
- Approvals from regulatory authorities

Depending on the size of the project, this can include thousands and thousands of documents. Whether this delivery is via paper or a flash drive or BIM data, it is most often incomplete, disorganized and of limited use to the owner. The documents are not named or stored in a way that makes sense, and disorganized data is futile for navigation and utilization.

It’s estimated that 96% of all data captured and shared during handover goes unused; 90% of that generated data is unstructured.

There are horror stories of owners having replaced expensive air conditioning units or security systems because the warranty papers were not findable, and later they learned they spent huge sums of money for assets that would have been covered by warranty!

Why is there such a disconnect during handover?

Design and construction professionals have always lived in a project-centric world, looking to complete the project and move on to the next one. However, owners live in an asset-centric world, where the building or infrastructure lives for decades after the project is complete.

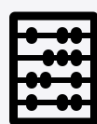
The Project After The Project

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Lack of Standardization



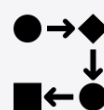
Incomplete Data



Disorganized Data



Legacy Systems



Coordination Issues

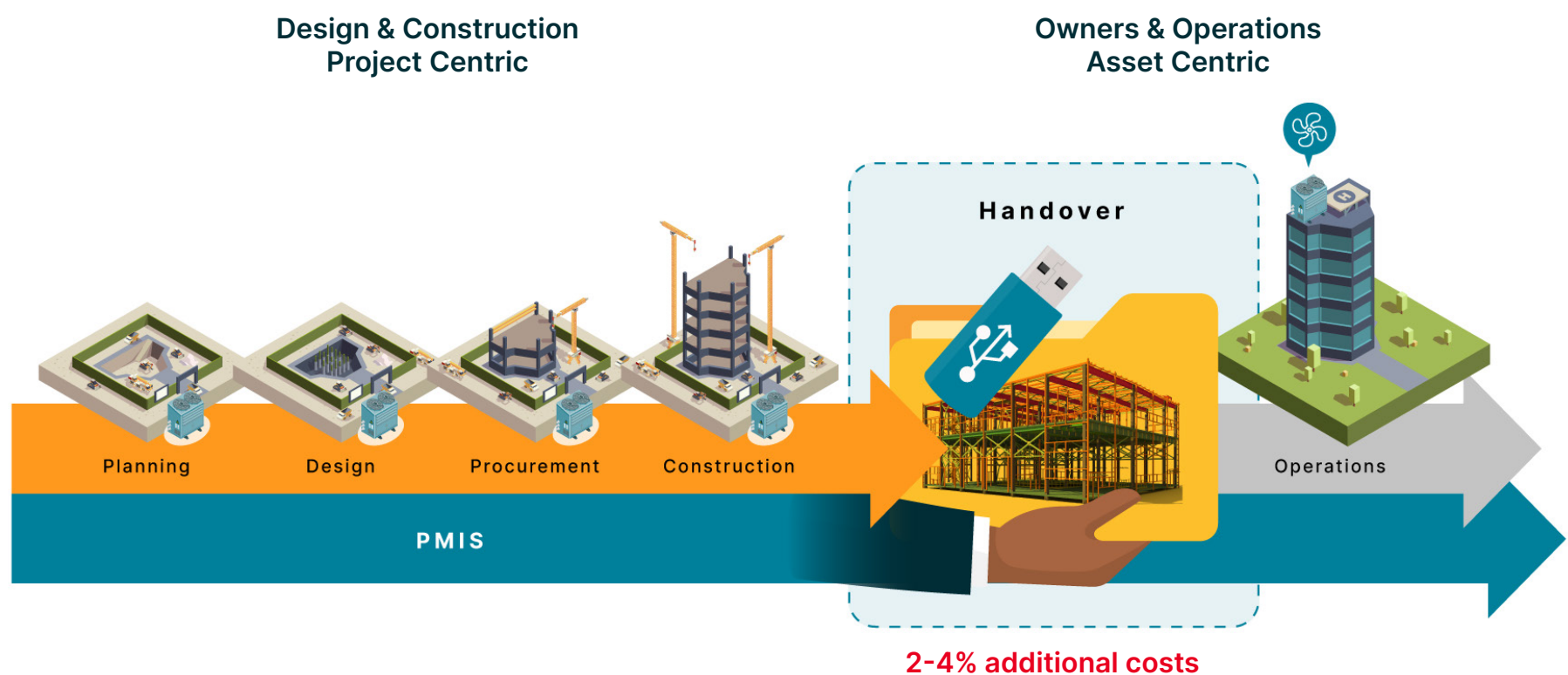
There is disconnect in the way the two parties look at the critical asset data.

Data will typically be delivered via dozens of spreadsheets, thousands of PDF files or building information modeling (BIM) data that is often incomplete. The data is not formatted to meet the owner’s needs and usually is not organized in a way that makes it searchable or even useful. There is no way to know what is missing.

Coordination of gathering asset information between contractors, subcontractors and owners is challenging, especially if all stakeholders are not aligned on the handover process

On average, the “project after the project” of trying to organize and implement the data for future operations will cost an owner 2 to 4% of the project’s total cost. On a \$300M dollar project, that is an additional \$6M to \$12M.

The Owner’s Dilemma – The Project After The Project



Design and construction professionals have always lived in a project centric world, looking to complete the project and moving on to the next one. But in the owners’ world. In this world, assets live for decades after the project is complete. The major disconnect – or the project after the project – comes in during hand over of the critical asset data.

There is a much, much better way.

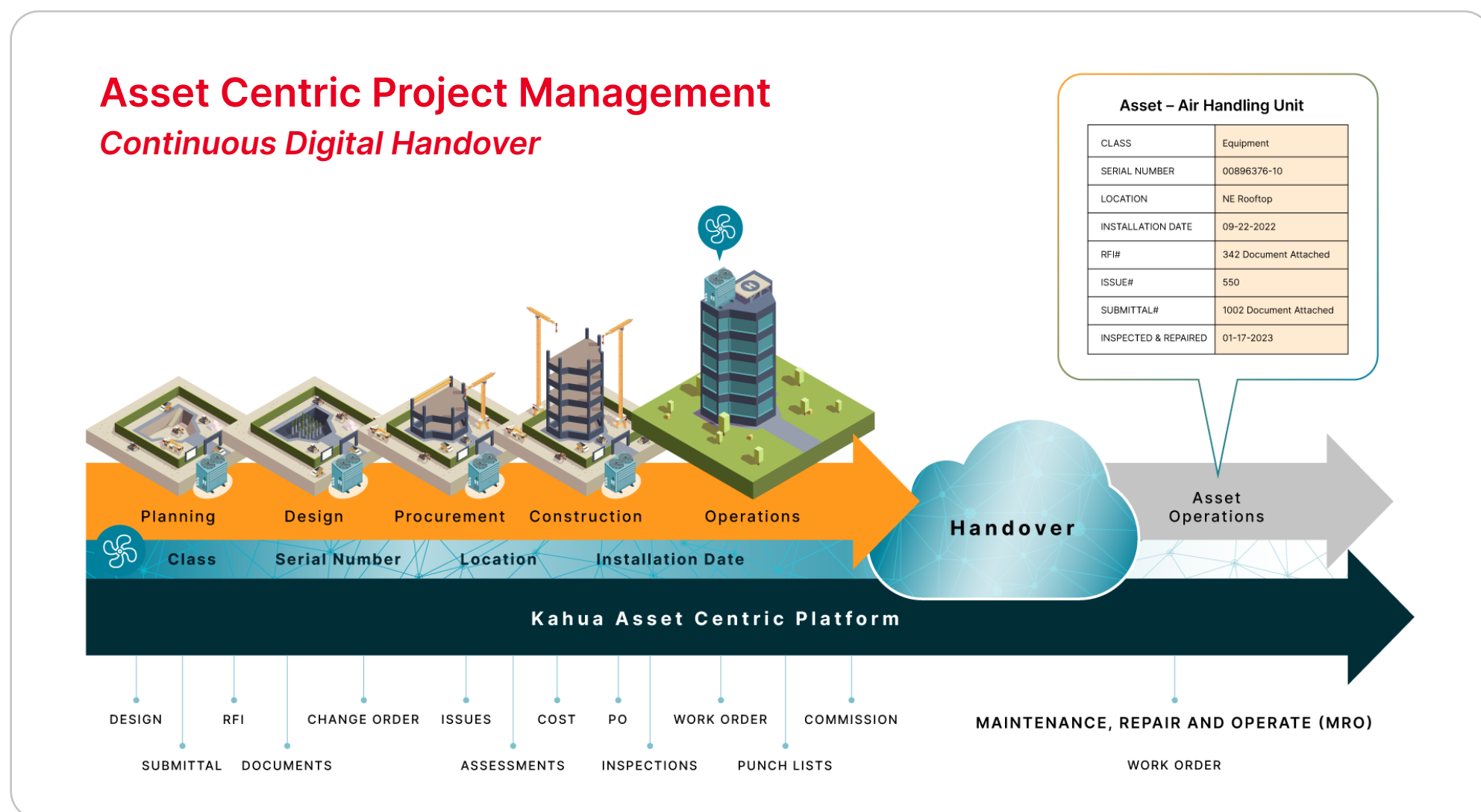
Kahua has enabled a complete asset digital handover upon project completion that is fueled by critical asset data collection from the earliest project phases.

The result is a seamless digital transfer of all asset data as it is created. The data can be fed into an owner’s own computerized maintenance management system (CMMS) tool; also, the Kahua [construction project management](#) platform offers the capability to continue to manage the asset within the same platform used to build.

By specifying upfront what data is important, the owner tells the design and construction team what they must collect along the way. The process requires very little or no additional effort. This information is already being gathered. The only difference is that [Asset Centric Project Management](#) provides a means and method for tagging assets and associating them to other important project documents and business processes.

From there, key stakeholders – such as your subs and contractors – can manage the collection or tagging of documents, attributes and or files associated with an asset at each appropriate phase. The result is a seamless digital transfer of all asset data as it is created.

Attribute data is collected as people work in the system every day for the duration of the project. As a result, you end up with all the attributes entered by responsible vendors and any linked documents and files related to the process.

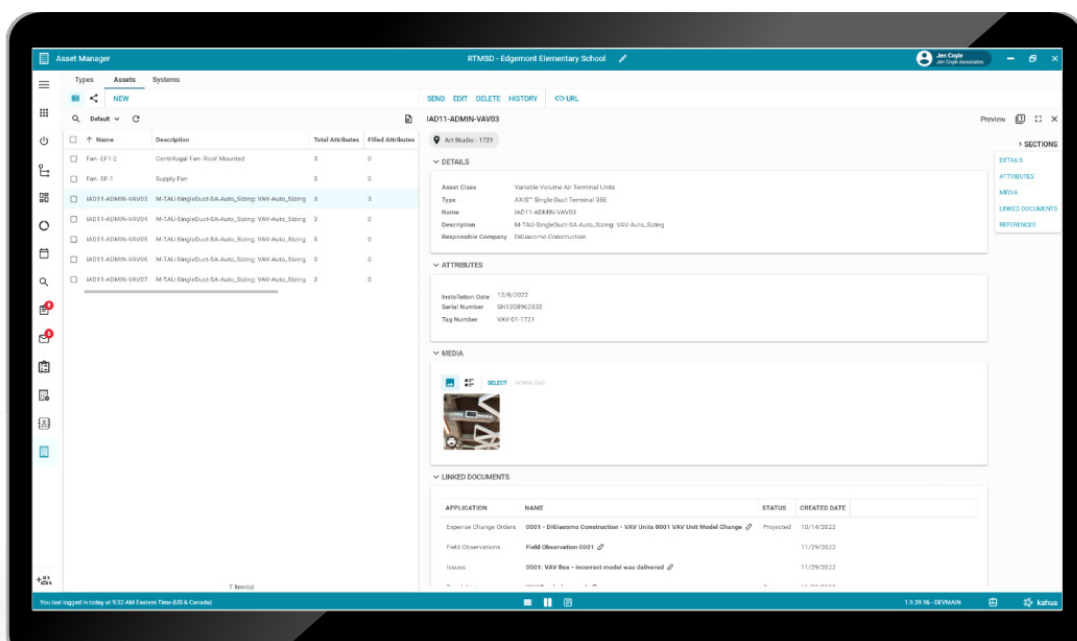


Project teams can now collect critical asset data from the earliest project phases, documenting asset class, serial numbers, locations, and installation data. From there, key stakeholders such as your subs and contractors, can manage the collection or tagging of documents, attributes and or files associated with an asset at each appropriate phase. The result is a seamless digital transfer of all asset data as it is created. The data can be fed into an owner's own CMMS tool, or the Kahua platform offers the capability to continue to manage the asset within the same platform used to build.

Everything you need for handover is right here.

And throughout the projects, you can track the asset journey. This not only supports a seamless digital handover of all assets, but also ensures subcontractors are paid once all work is 100% complete.

- With this asset data in hand, you now have a complete picture of all your assets from cost to installation and maintenance over its lifetime.
- Access all asset documentation that was created along the way and leverage this data so insurers will better understand where assets are at risk.
- Gain insight into potential schedule and cost issues, and you will be more equipped to make better decisions about building sustainable assets.

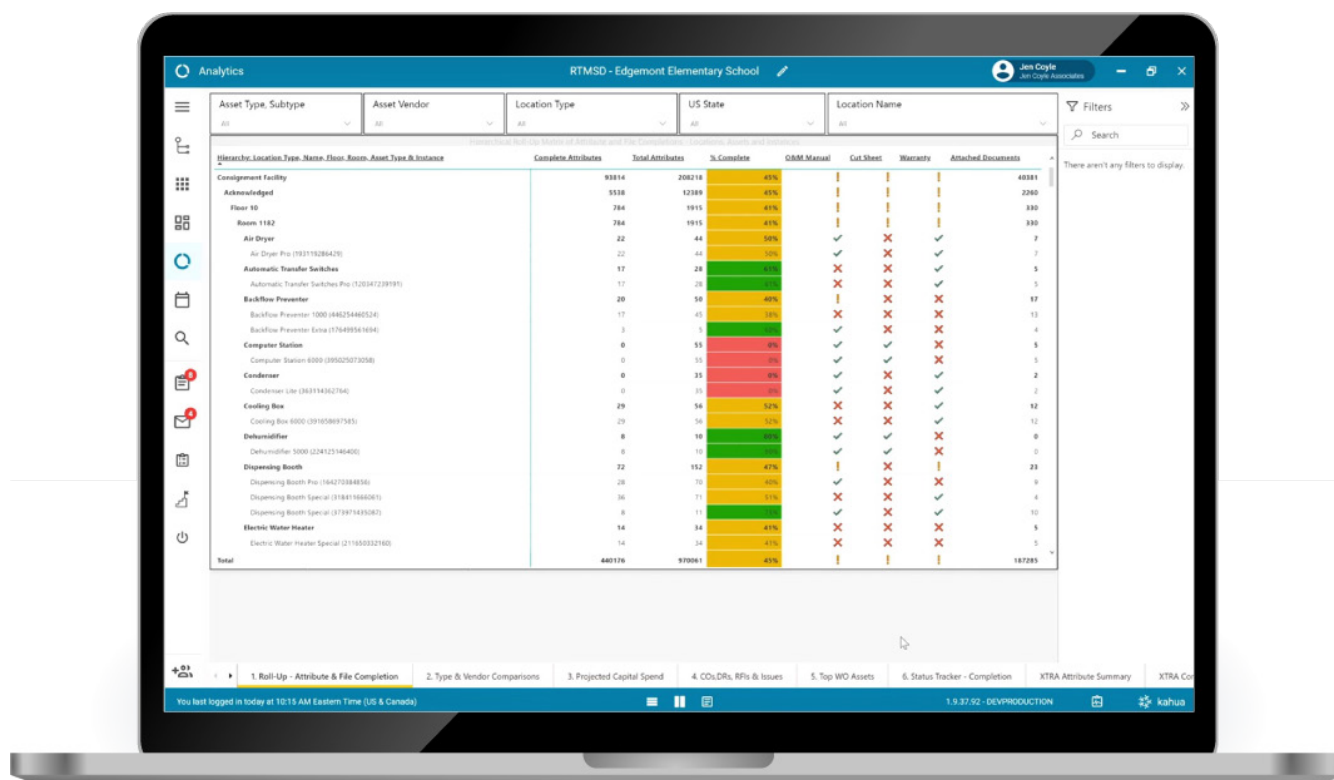


Assets are now managed in Kahua from the start of the project. With Kahua's app sharing capabilities, internal and external parties working on the assets are able to updated required documentation and log any work done to the asset in real-time.

How does this help in the future?

Because operational asset data is integrated into the project management system, punch list items – for one example – are tagged directly to the asset.

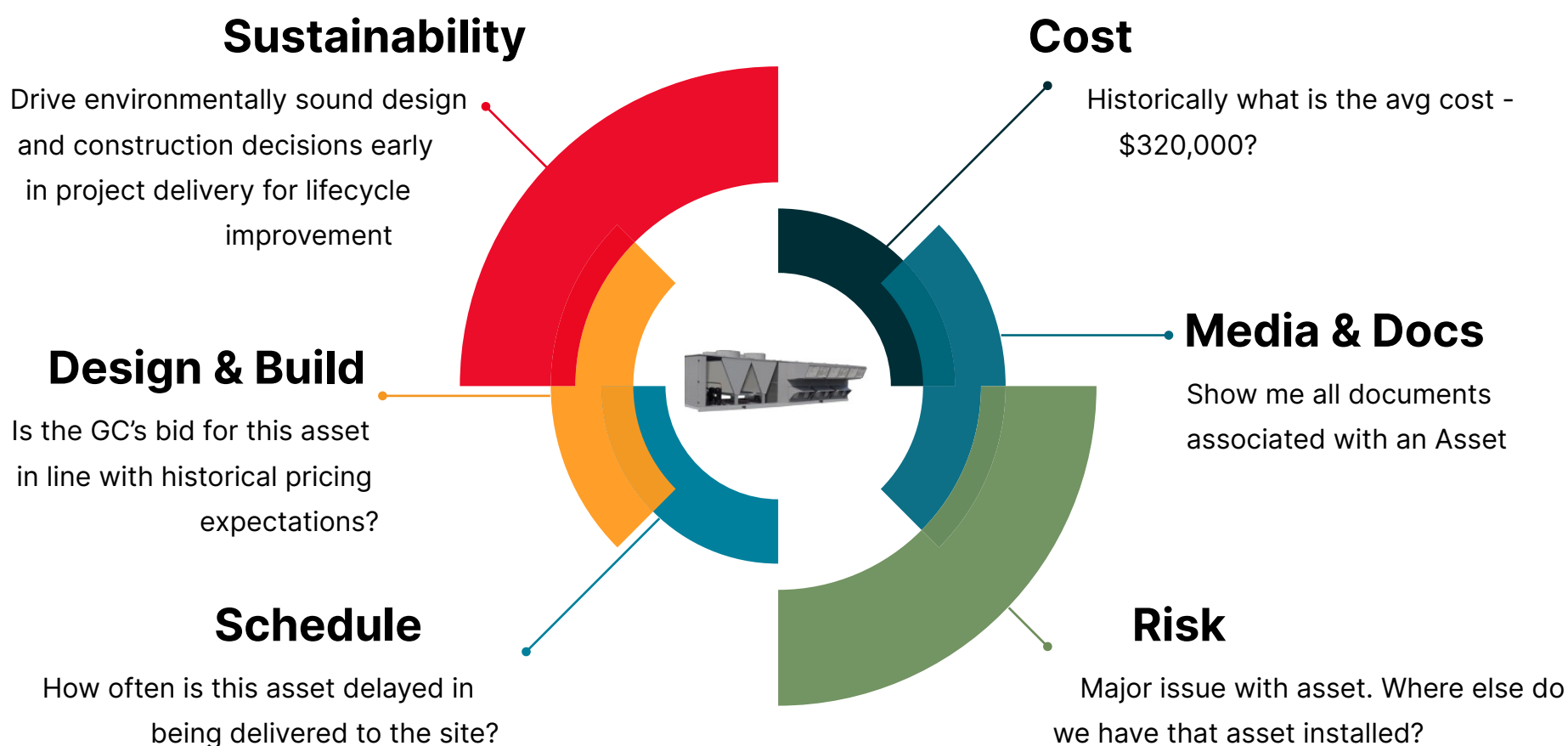
You can easily identify assets by location and see progress of any work that has been done or needs to be done in from the punch list app.



The Asset Handover Dashboard offers a real-time status of each asset required for handover with a color-coded status readiness for handover. This information not only drives the handover process, but it allows you to keep track of contractors and subs accountable for the required data needed for each asset.

Kahua delivers a complete [project management information system](#) that aggregates asset data during design and construction, drastically reducing time and costs at handover; another bonus is that as you approach your next project, you will be confident that you have historical asset data at your fingertips for better planning.

Analyzing Data To Harness Better Decisions



In the long run, with this asset data in hand, you now have a complete picture of all your assets from cost to installation and maintenance over its lifetime. Access all asset documentation that was created along the way and leverage this data so insurers will better understand where assets are at risk. Gain insight into potential schedule and cost issues, and they will be more equipped to make better decisions about building sustainable assets.

Choose Kahua

Kahua is a leading provider of capital program and construction project management software, enabling innovation that is changing the way that capital programs are planned and delivered. Global organizations use Kahua's collaborative solution to improve efficiency, lower costs and reduce project risk throughout the entire lifecycle of their capital programs. Our purpose-built solutions for owners, program managers and contractors enable rapid implementation that minimizes time-to-value and enhances user adoption. With the industry's only low-code application platform, customers can easily customize existing Kahua apps or even build their own new apps to run their business at peak efficiency today and rapidly adapt as business conditions dictate.

Learn more and request a demo today or email us at: connect@kahua.com



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