

The Kahua Asset Centric Playbook



**Your Blueprint for Smarter,
Leaner Construction Management**

The Asset Centric Playbook empowers construction project owners to drive efficiency, accuracy and value across the lifecycle of their projects while incorporating Kahua's Asset Centric Project Management methodology. Customers will have access to this streamlined guide that ensures seamless integration of processes and data as well as outlines the obligations of project team members.

Delivering Excellence with the Asset Centric Approach

The Playbook equips all project stakeholders – owners, designers, contractors – with the tools to ensure every project's success. It bridges communication, aligns expectations, and enables the seamless transmission of data into operational systems.

With the Asset Centric Playbook, owners can expect a clear roadmap to better project outcomes, operational efficiency and long-term asset value.

Core Components of the Playbook:

1. Owner Requirements

A blueprint integrated into agreements with design and construction teams, outlining:

- The essential data to be gathered during the project lifecycle.
- Milestones and workflows to ensure accurate data submission by stakeholders.

2. Portfolio Reference Guide

A comprehensive resource defining taxonomy, classifications and standards for spaces, systems and assets, enabling consistent deliverables across projects.

3. Contractual Language

A template and guidance for Owners on appropriate language to include in contractor bid to ensure compliance with milestone schedules for fulfillment of asset centric data.

4. Procedures Guide

A process flow detailing how data and documents will pass between the separate systems that create, manage and store asset data and instructions for stakeholders for completing their respective requirements at each step in the workflow.

5. Owner's Guide

An instruction manual for Owners encompassing all aspects of the asset centric approach including how to define and select assets, asset attributes and asset taxonomy, as well as how to complete and deploy the other components of the asset centric playbook.

Key Benefits for Owners:

- **Lean Data Collection:** Efficient, targeted and measurable data gathering, reducing redundancies while maximizing relevance.
- **QA Checks Throughout:** Validation at every stage of the project, not just at completion, ensuring quality and compliance.
- **Enhanced Payment Application Processes:** Simplified workflows for timely and accurate payment submissions.
- **Total Cost of Ownership Analytics:** Insights to better understand and optimize long-term asset value.
- **Improved Procurement and Decision-Making:** Clear guidelines for smarter choices at every step of the project.

What the Owner Needs

Asset Centric Approach to Project Management



Air Handling Unit		Asset Data Leveraged Across Kahua	Kahua Apps & Process	
CLASS	Equipment		- Architect's Supplemental Instructions (ASI's) - Change Orders - Communications - Construction Change Directives (CCDs) - Field Observations - Issues - Meeting Minutes - Punch Lists - Purchase Orders - Request for Information (RFIs) - Submittals	
SERIAL NUMBER	00896376-10			
LOCATION	NE Rooftop			
INSTALLATION DATE	09-22-2022			
RFI #	342 Document Attached			
ISSUE #	550			
SUBMITTAL #	1002 Document Attached			
INSPECTED & REPAIRED	01-17-2023			

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Key Planning Steps for Success:

- **Stakeholder Collaboration:** Define required information and key milestones for delivery.
- **Asset Taxonomy and Attribute Guidance:** Standardized definitions and classifications for streamlined operations.
- **Asset Validation at Milestones:** Ongoing checks to confirm accuracy and completeness at every critical point.