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# 5 Steps
# To Better BIM Management

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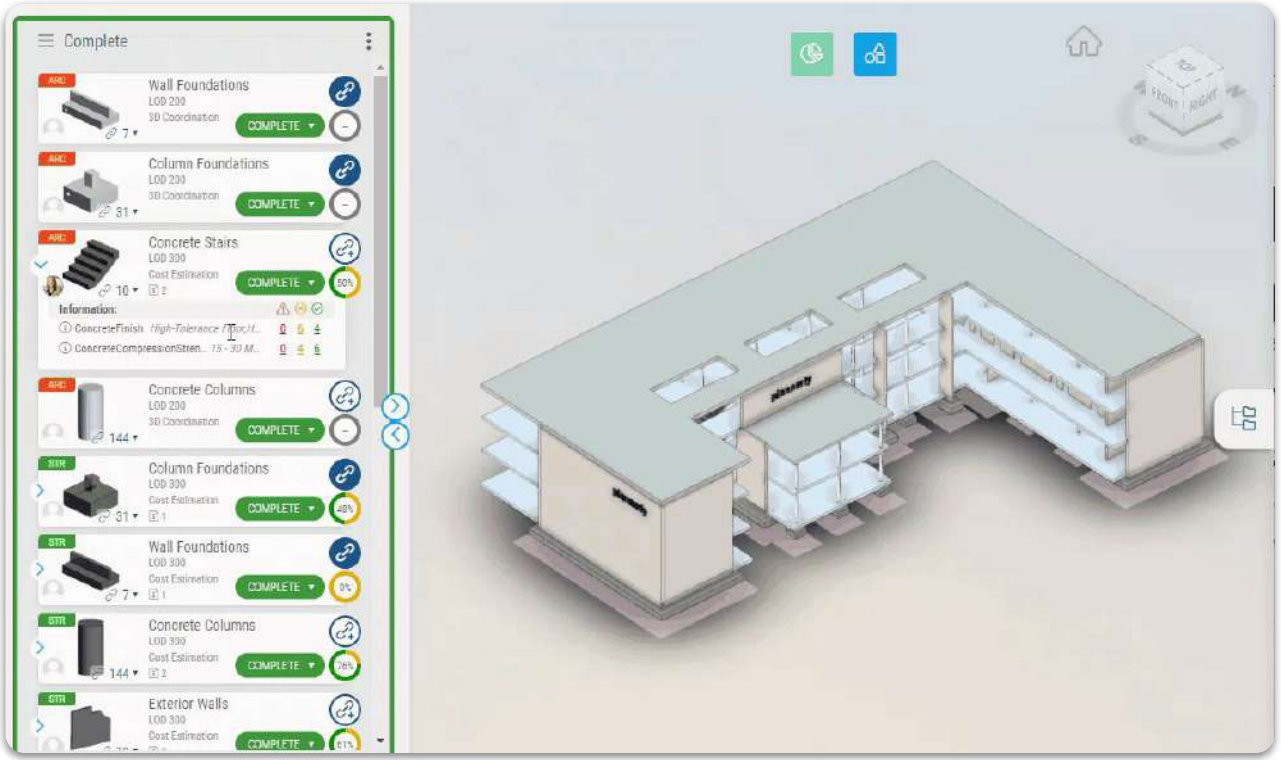
Complete
Wall Foundations
LOD 200
3D Coordination
COMPLETE
Column Foundations
LOD 200
3D Coordination
COMPLETE
Concrete Stairs
LOD 300
Cost Estimation
COMPLETE
Information:
ConcreteFinish
ConcreteCompressionStren...
Concrete Columns
LOD 200
3D Coordination
COMPLETE
Column Foundations
LOD 300
Cost Estimation
COMPLETE
Wall Foundations
LOD 300
Cost Estimation
COMPLETE
Concrete Columns
LOD 300
Cost Estimation
COMPLETE
Exterior Walls
LOD 300
Cost Estimation
COMPLETE

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# Why is BIM important?

## RESOLVE FIELD ISSUES

## COLLABORATION

## DATA RICH MODELS

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# Why is a BIM Execution Plan (BEP) needed?

A BEP is like the “Construction Drawing Set” for the 3D Model

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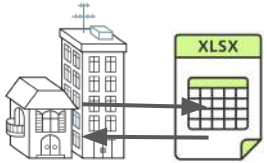
# What are some BEP Challenges?

Too long to create and manage

No one reads the BEP

Multi-party Understanding & Agreement




Not easy to check a BEP against the 3D model

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# Five Steps To Better BIM Management

1. **BEP Agreement**
2. Clear BIM Scope
3. Sequence BIM Tasks
4. Manage BIM Tasks
5. Verify BIM Requirements

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# Five Steps To Better BIM Management

1. **BEP Agreement**
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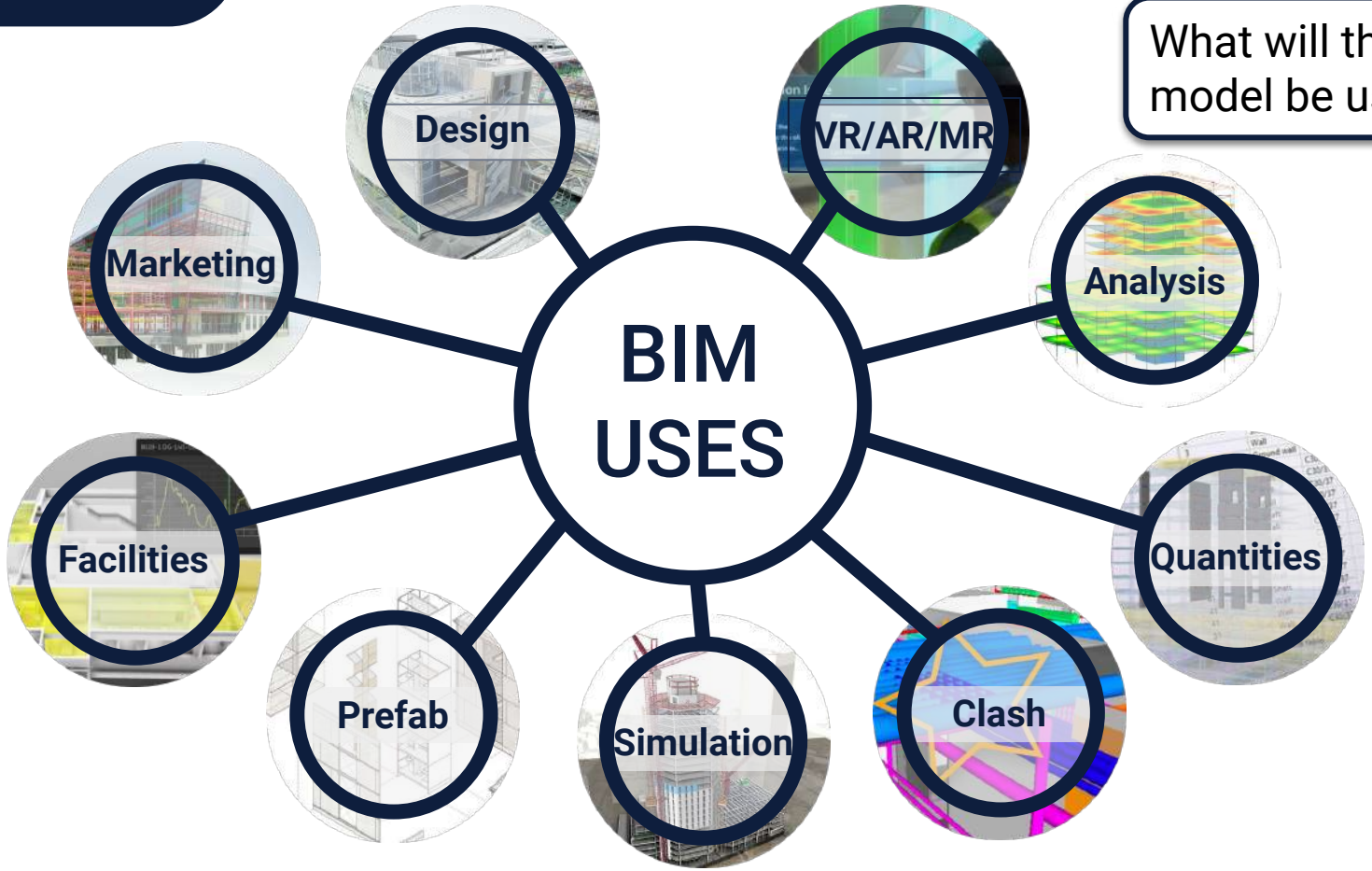
# Gain Agreement

What will the model be used for?



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# Define each BIM Use in your BEP

Describe each BIM Use separately

Define Processes, Standards, Technology, Deliverables, etc..

- 3 BIM Uses
  - 3.1 BIM Roles
  - 3.2 Project BIM Uses Table
  - 3.3 BIM Use Analysis Worksheet
  - 3.4 3D Coordination / Clash Detection
  - 3.5 4D Phase Planning
  - 3.6 5D Cost Estimation
- 4 Processes
- 5 Standards
- 6 Technology
- 7 Deliverables

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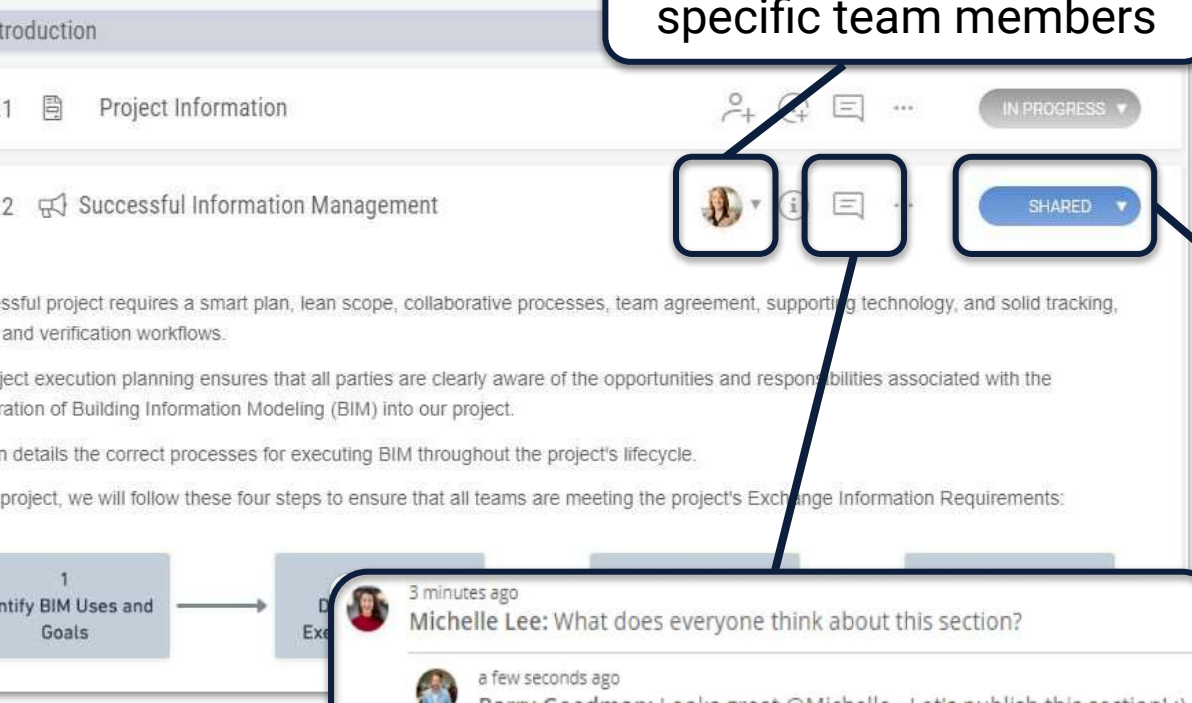
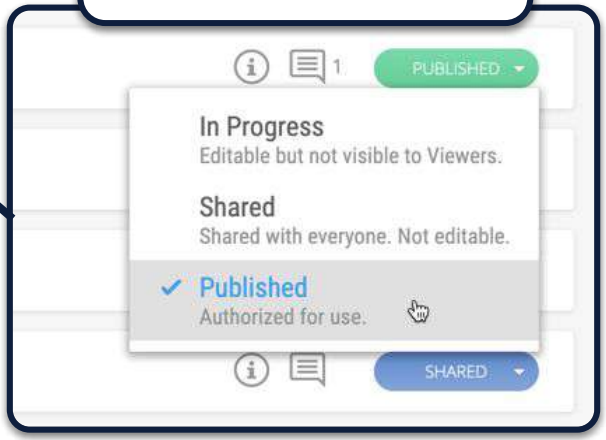
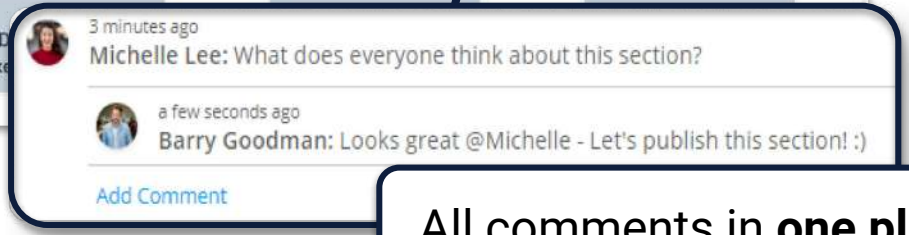
# Have a clear agreement workflow

**Assign** sections to specific team members

Provide clear **section status**:




All comments in **one place**

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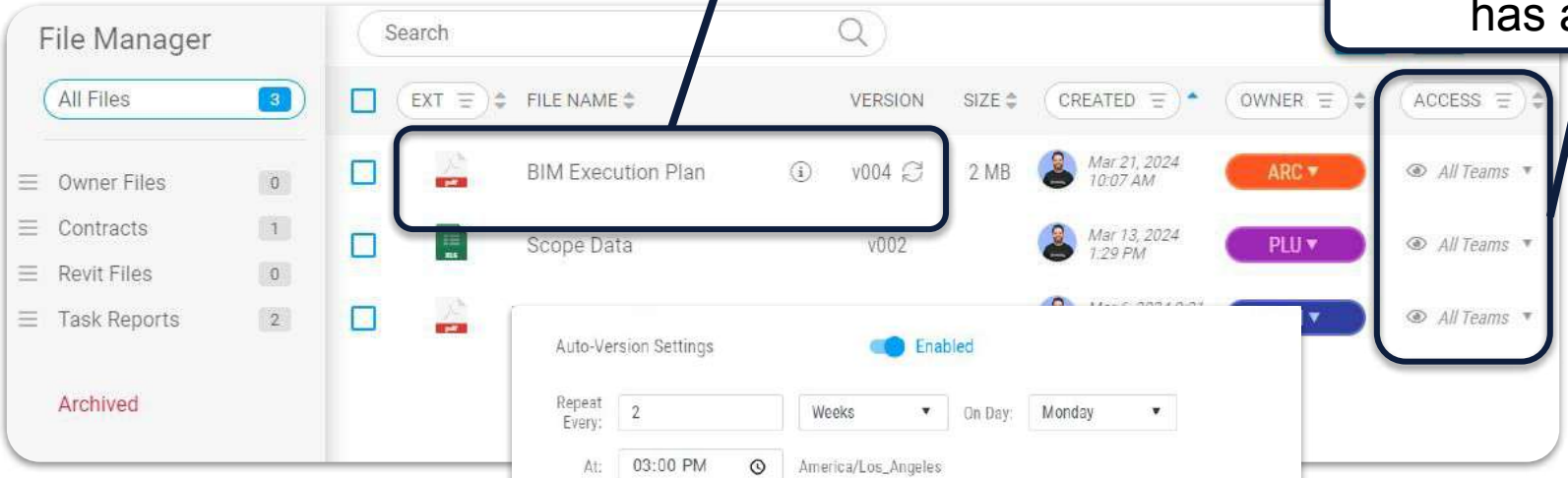
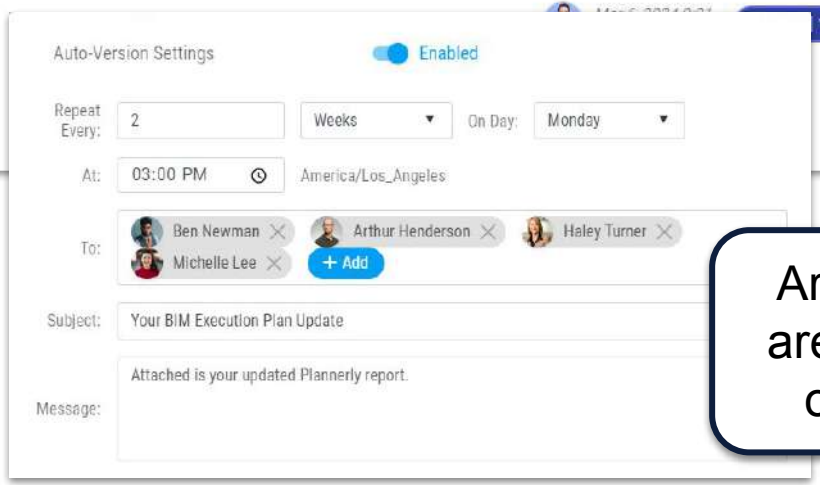
# Store files in a Common Data Environment (CDE)

Keep track of all versions

Make sure everyone has access




Archive as sections are approved and/or on regular bases

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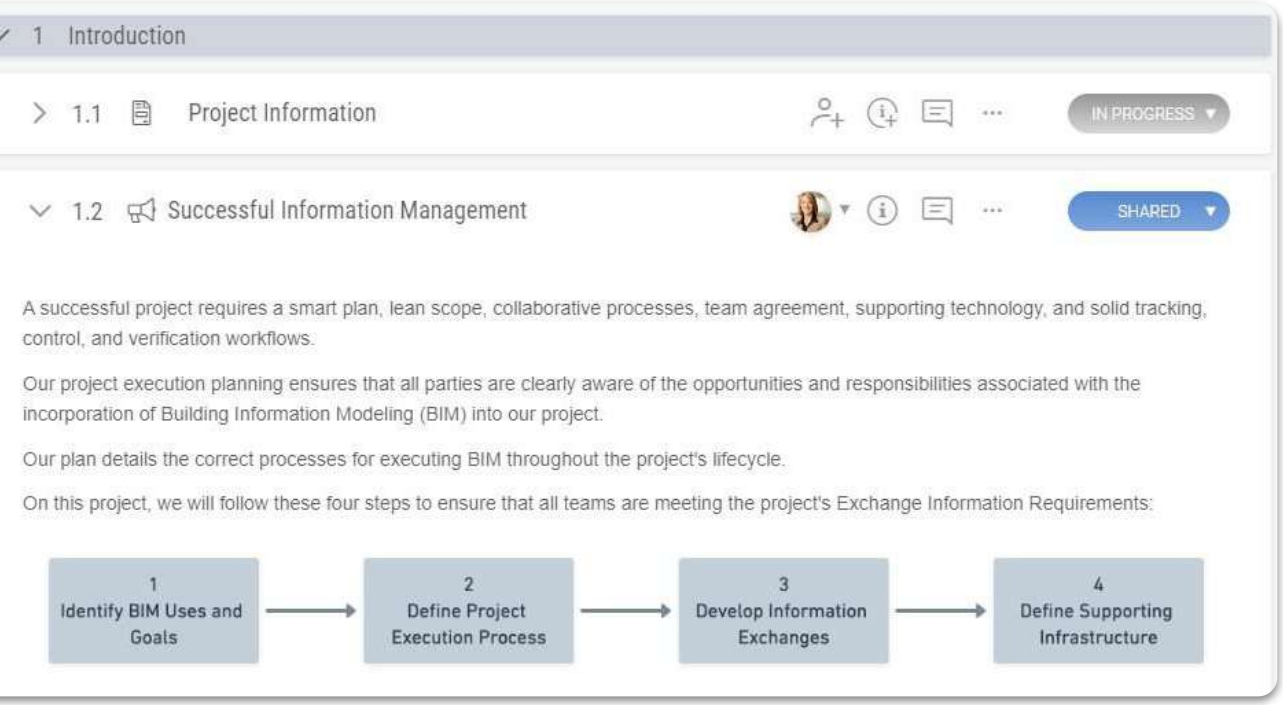
# Steps to create and agree on your BEP




Define each BIM Use

Gather feedback in one place

Clear commenting & approval workflow

Archive Documents in a CDE

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# Five Steps To Better BIM Management

1. BEP Agreement
2. **Clear BIM Scope**
3. Sequence BIM Tasks
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# Why create a BIM Scope?

Architect | Subcontractors | Engineer | Contractor | Appointing Party / Owner

Design Responsibility Matrix
1 - Concept Design
2 - Developed Design

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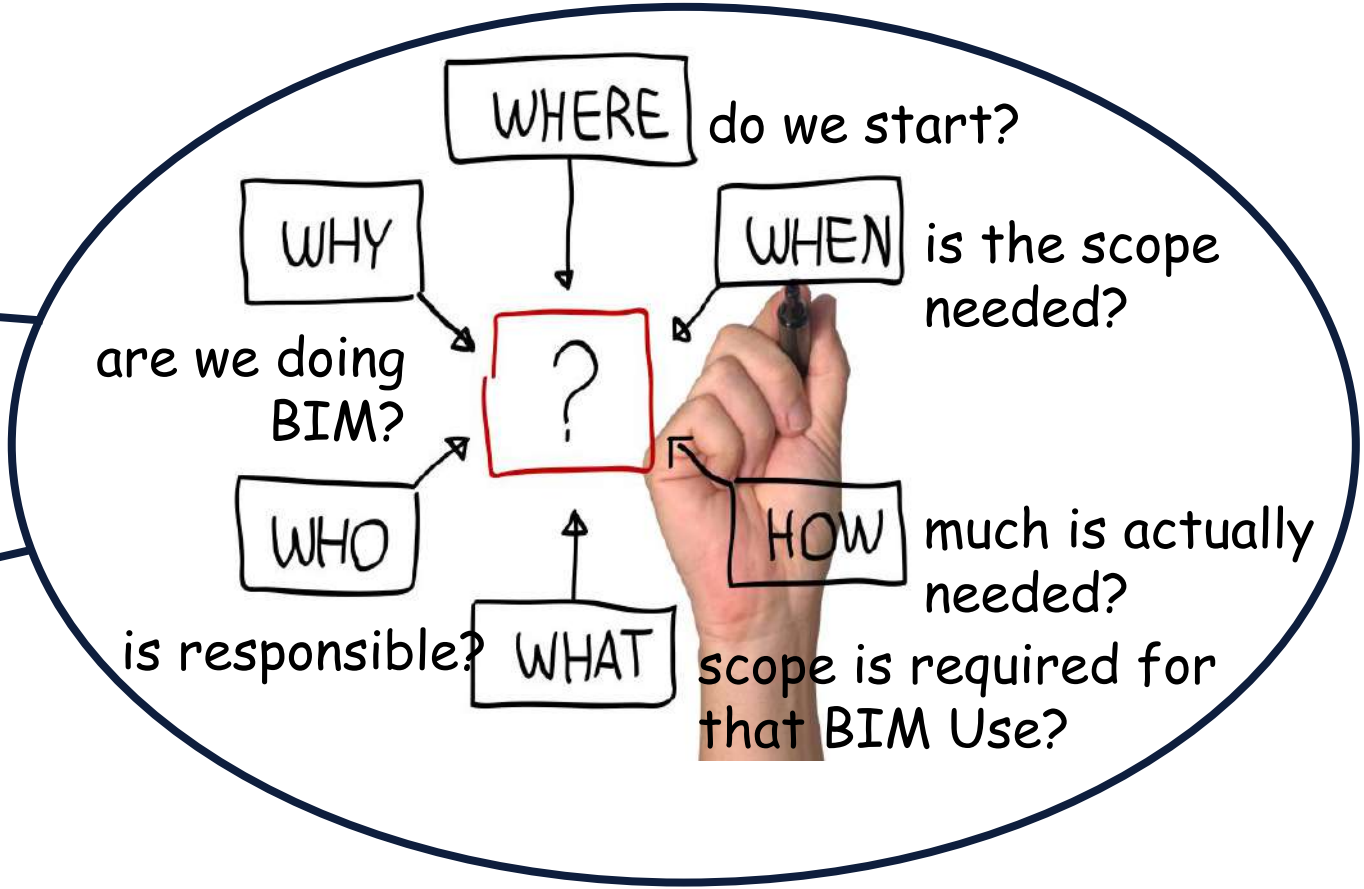
# Gather the information needed for each BIM Use



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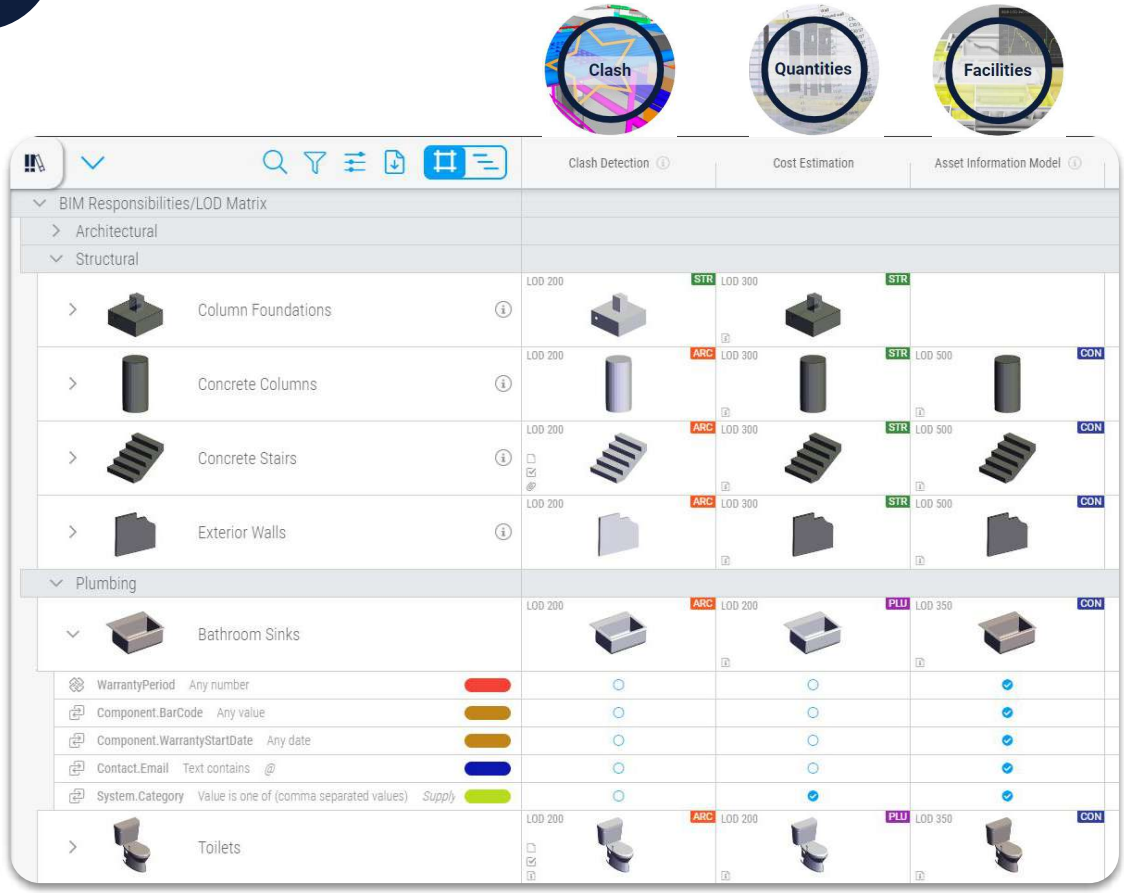
# Display the information clearly



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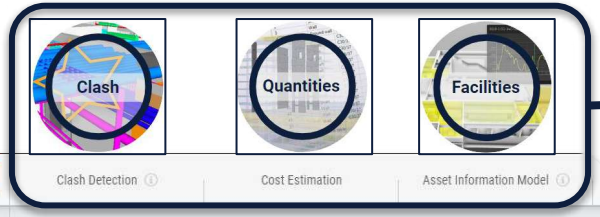
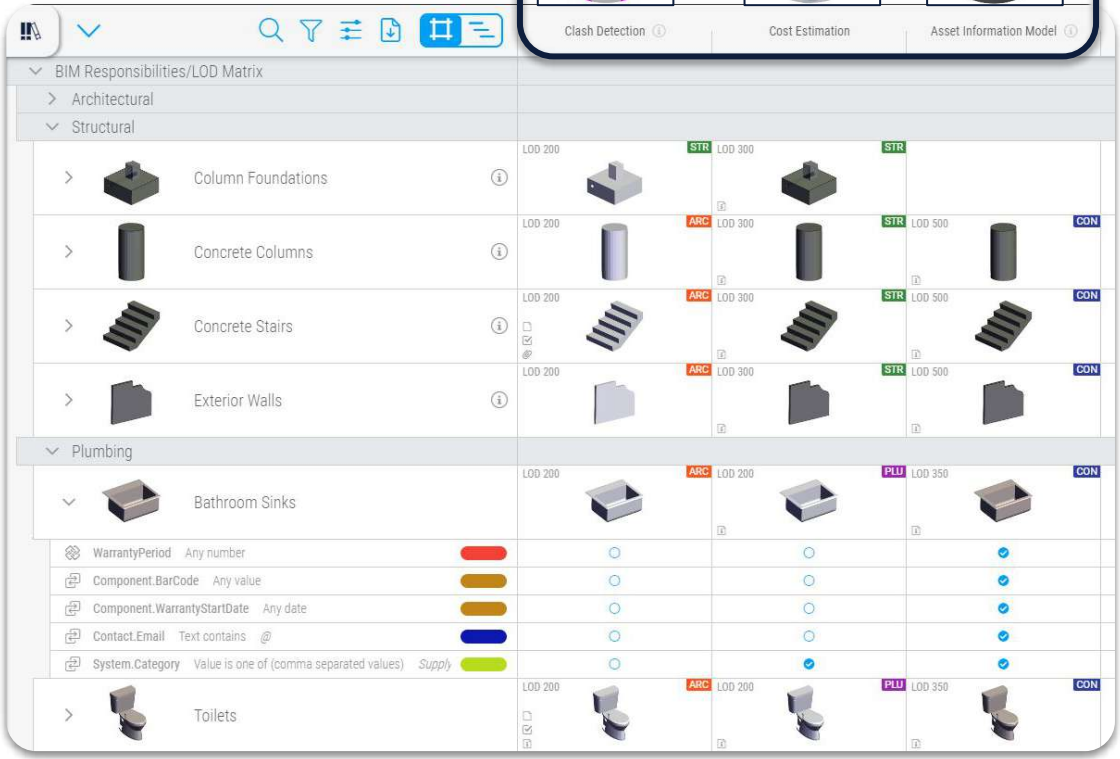
# Structure by BIM Uses/Milestones/Deliverables




**WHY**:Show clear BIM Uses



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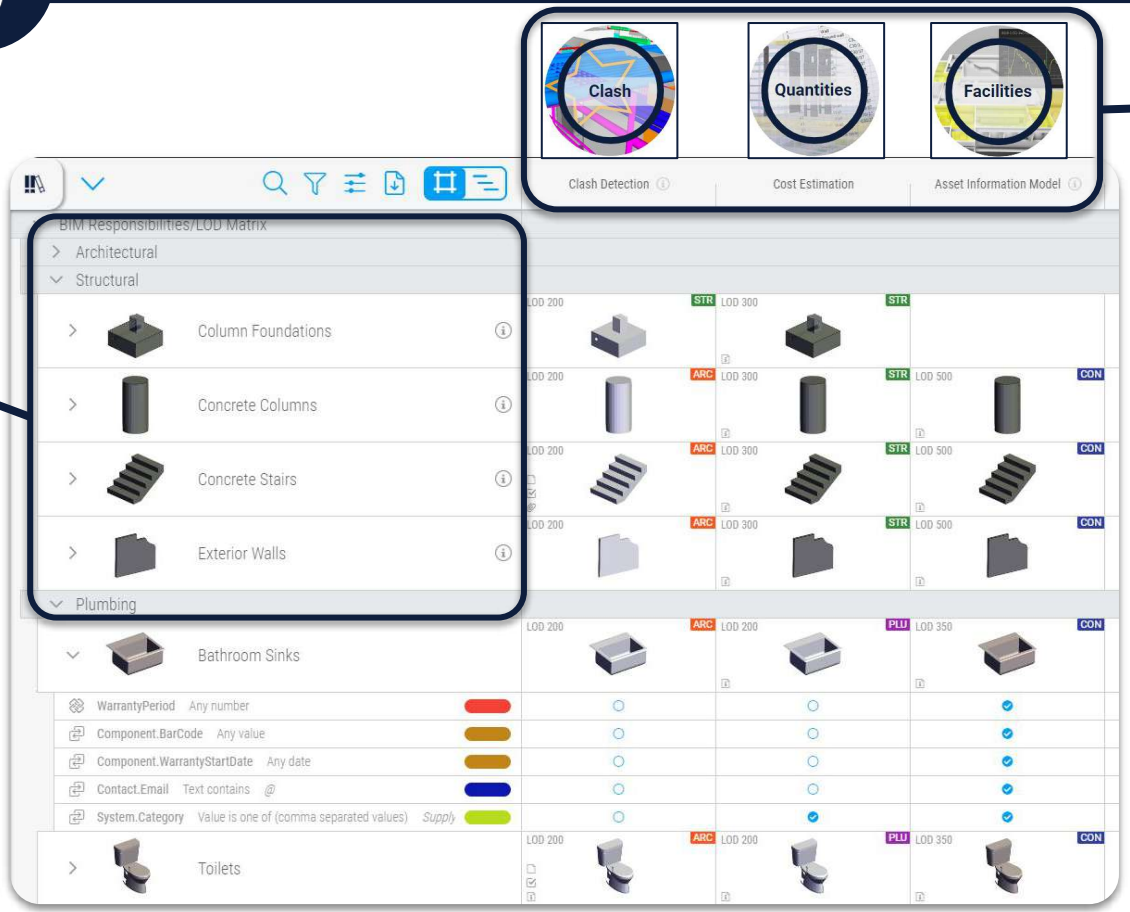
# Create a list of content needed

**WHY**:Show clear BIM Uses

**WHAT** scope is required?



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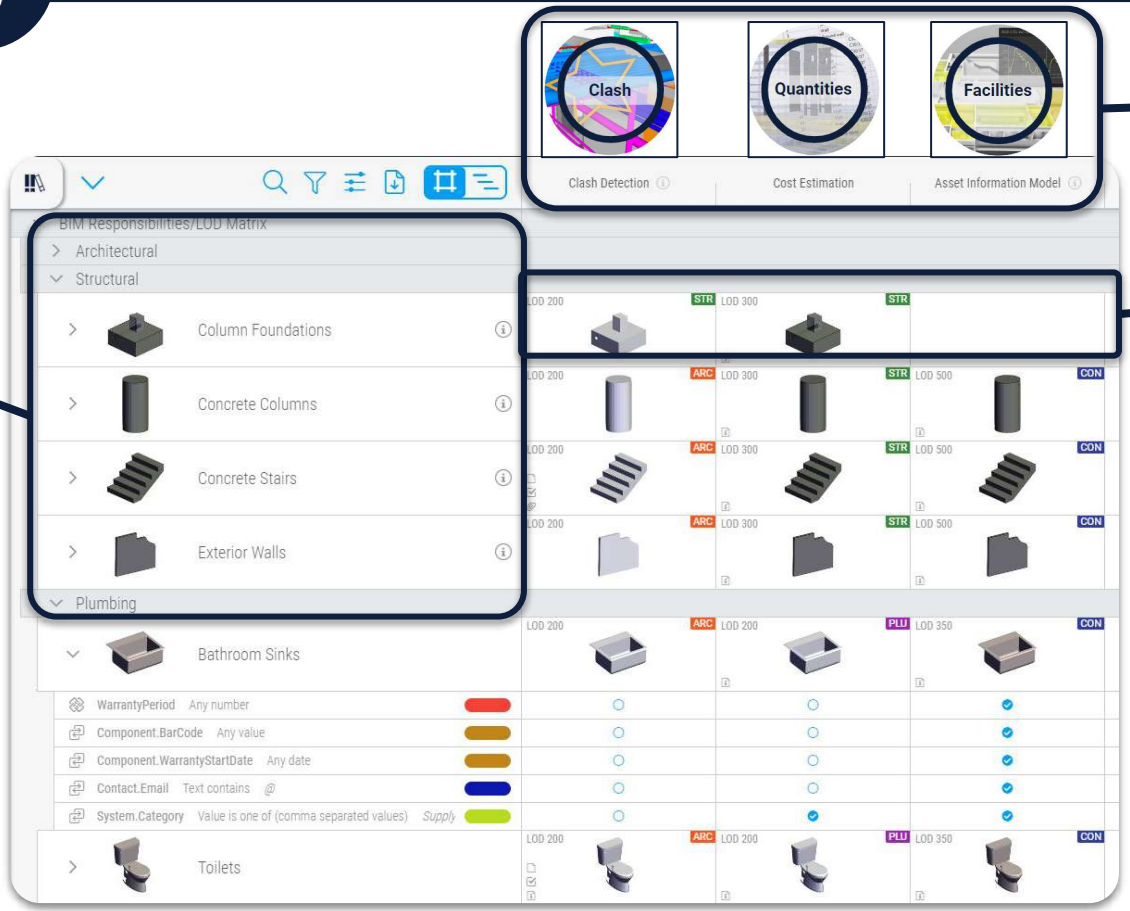
# Assign WHEN each task is needed

**WHY**:Show clear BIM Uses

**WHAT** scope is required?

**WHEN is it needed?**



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# Assign the appropriate LOD for each task

**WHY**:Show clear BIM Uses

**WHEN is it needed?**

**WHAT** Level of Geometry or LOD?

**WHAT** scope is required?

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# Assign Information Requirement where needed

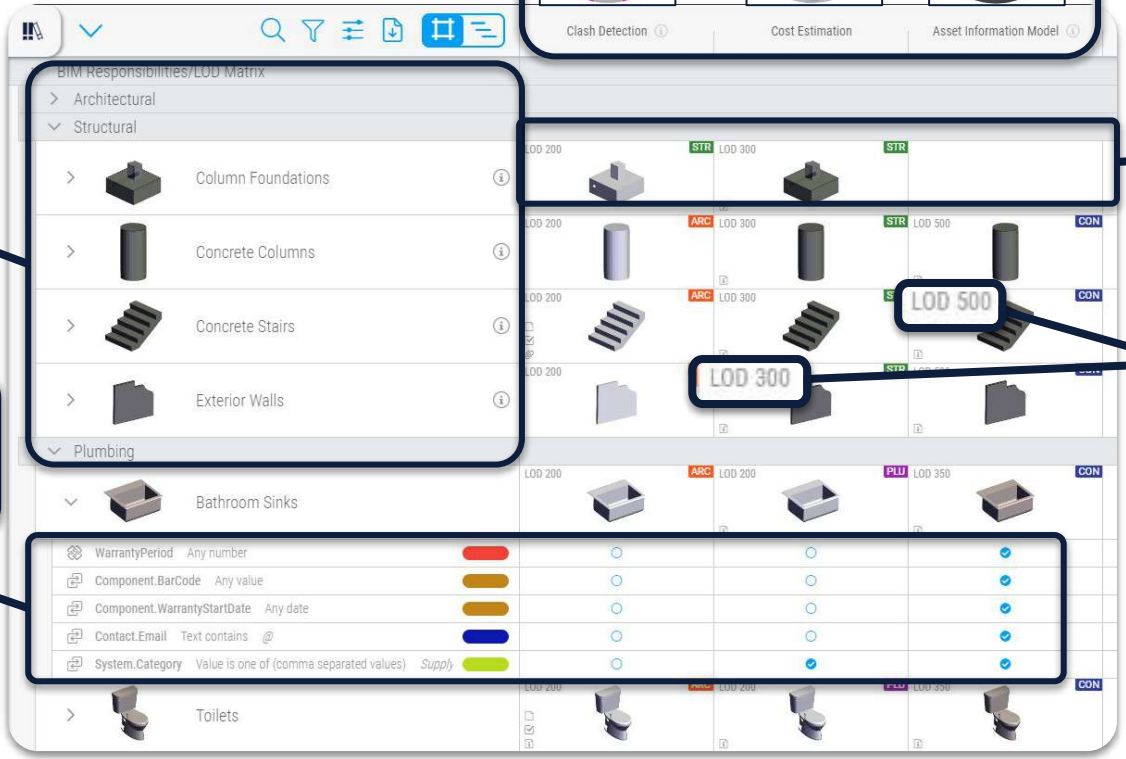
**WHY**:Show clear BIM Uses

**WHAT** scope is required?

**WHEN is it needed?**

**WHAT** Level of Geometry or LOD?

**WHAT** are the information Requirements?



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# Assign tasks to the responsible teams

**WHY**:Show clear BIM Uses

**WHEN is it needed?**

**WHAT** Level of Geometry or LOD?

**WHO** is responsible

**WHAT** scope is required?

**WHAT** are the information Requirements?

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# Scope Approval Workflow

**Communicate what is Proposed or Approved**

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# Five Steps To Better BIM Management

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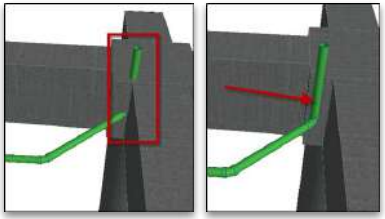
# Scheduling Challenges?

Isolated Teams



Out of sequence work = rework

Missed deadlines

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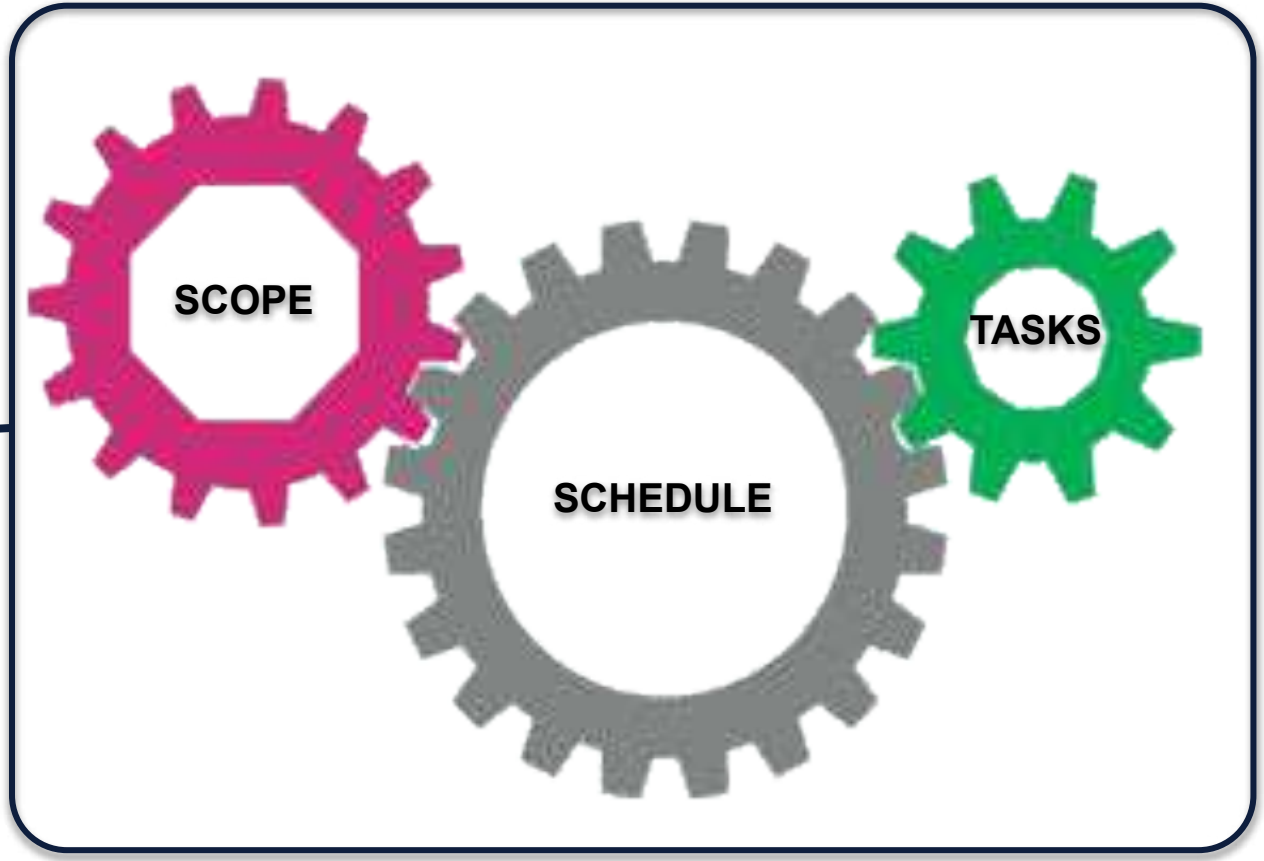
# Provide a clear Task schedule



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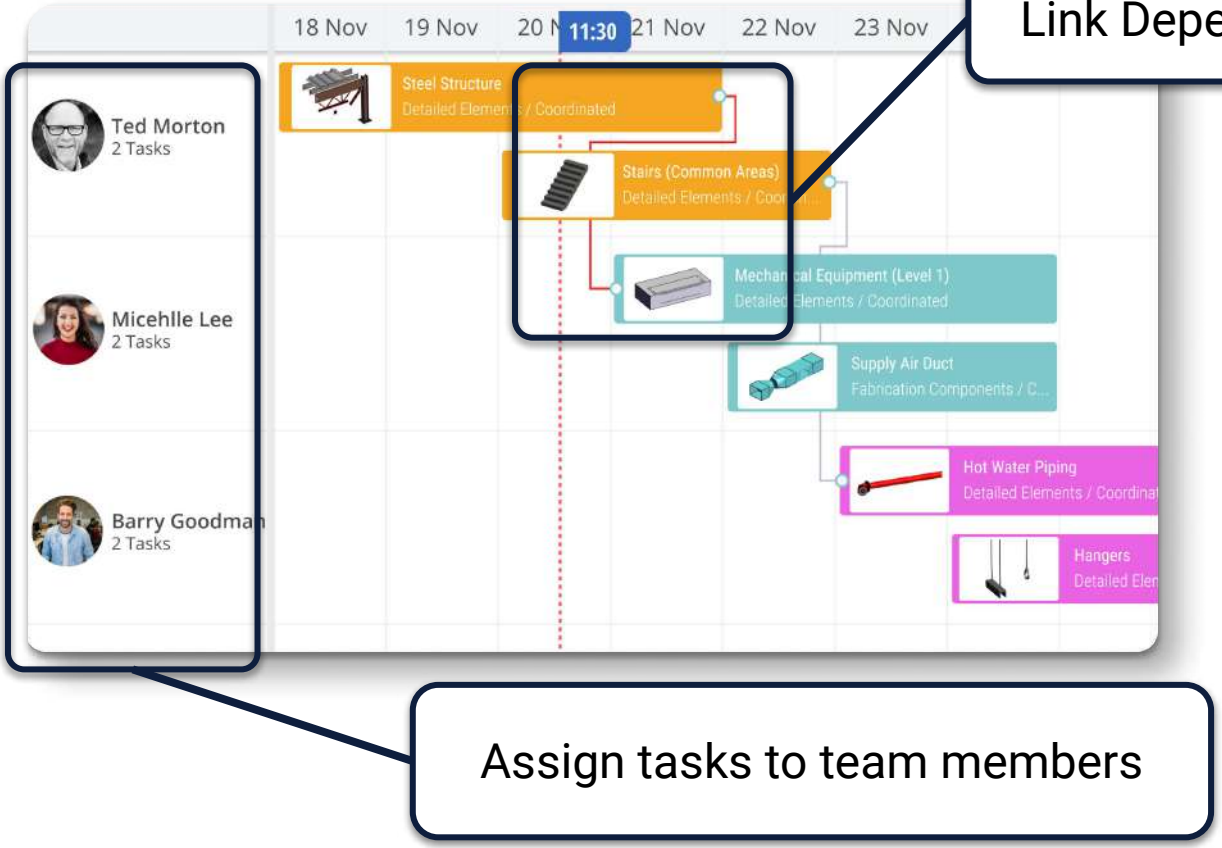
# Display dependencies



ADOLPH

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# Five Steps To Better BIM Management

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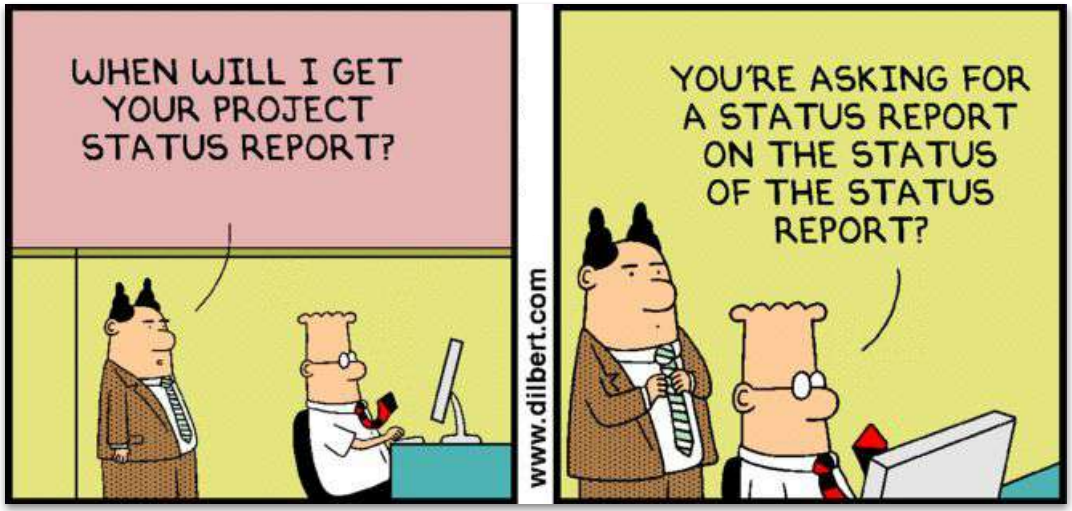
# Status Reports?



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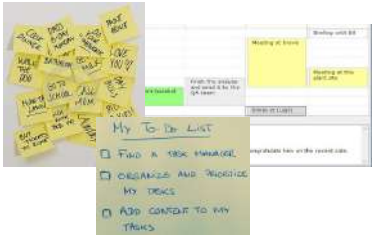
# What are some task Challenges?




Every team has their own TODO list

One person gathering all updates

Questionable updates

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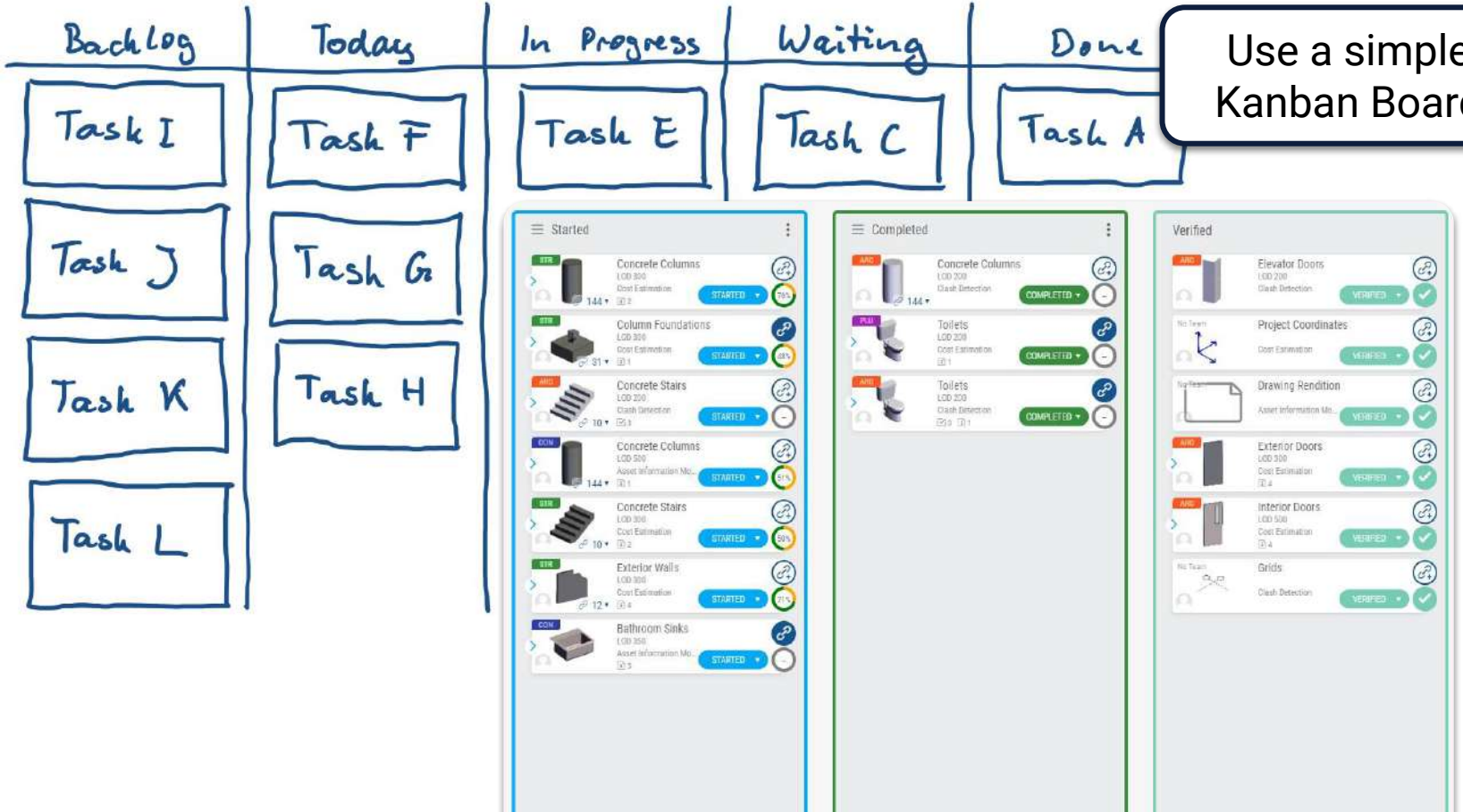
# Consolidate tasks in one place!



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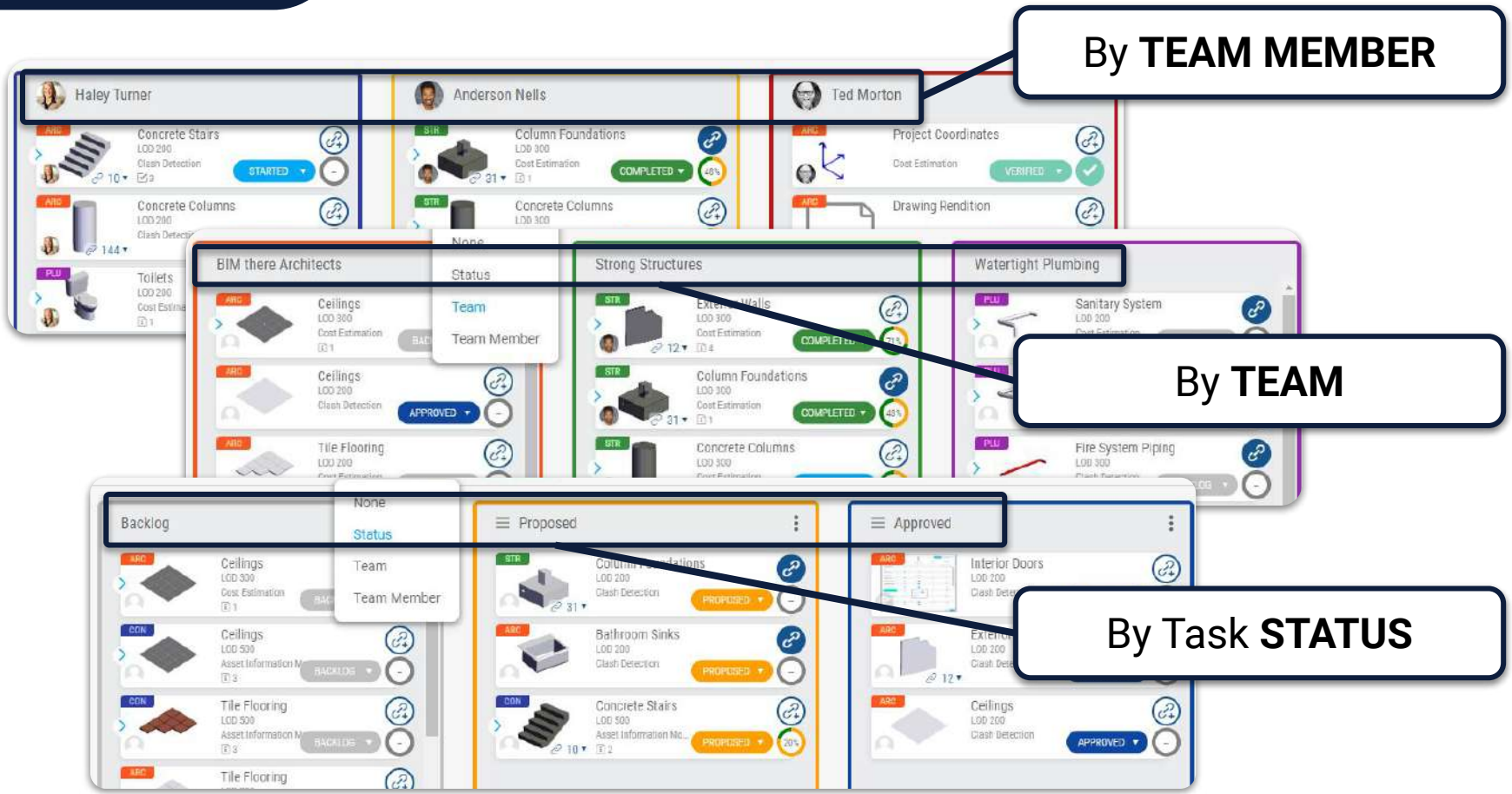
# Setup a clear workflow



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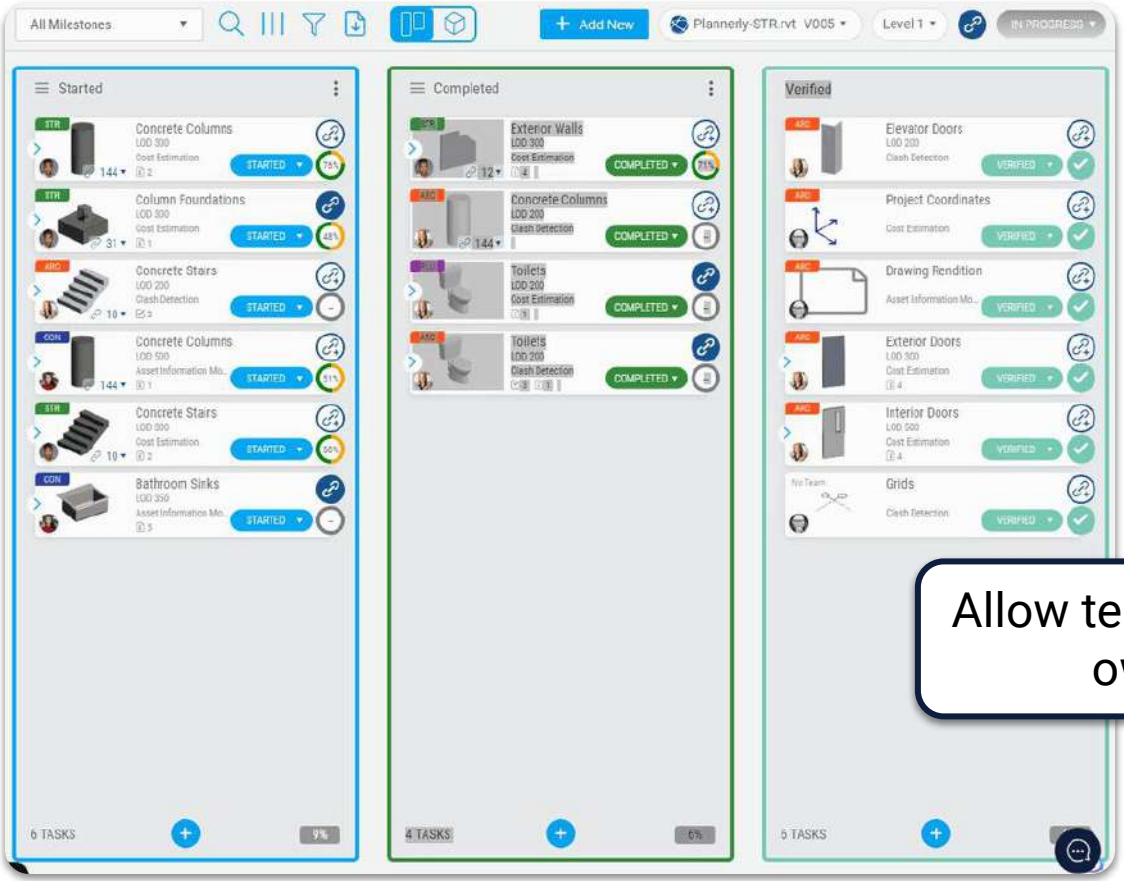
# Make progress management a TEAM effort




Allow teams to make their own updates

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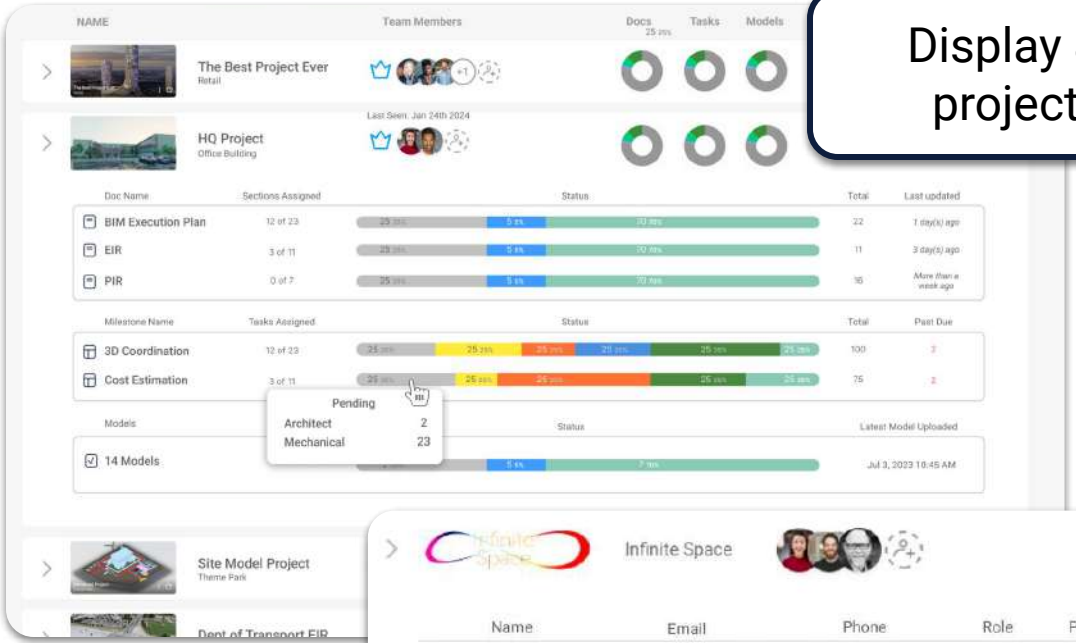
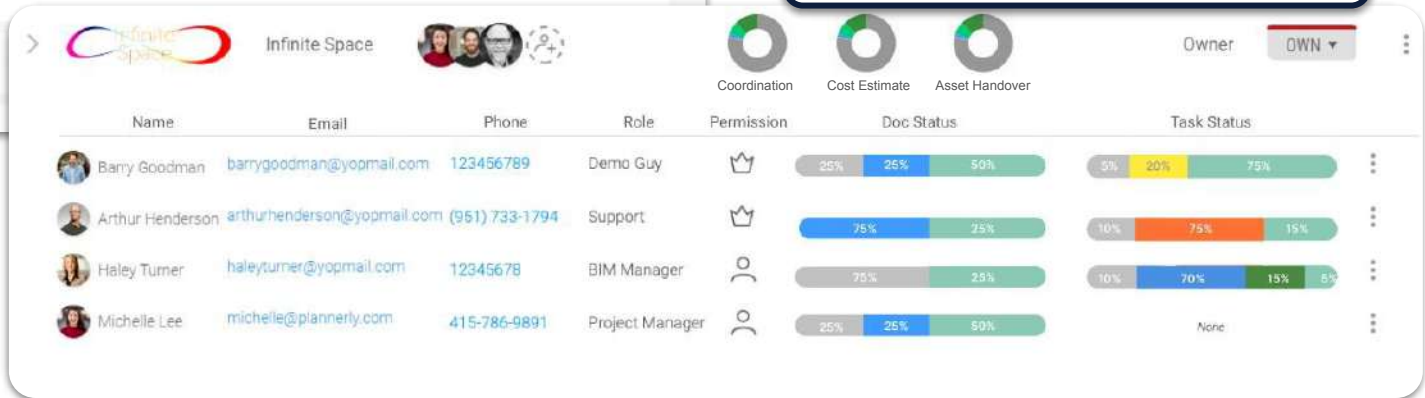
# Integrate a task dashboard

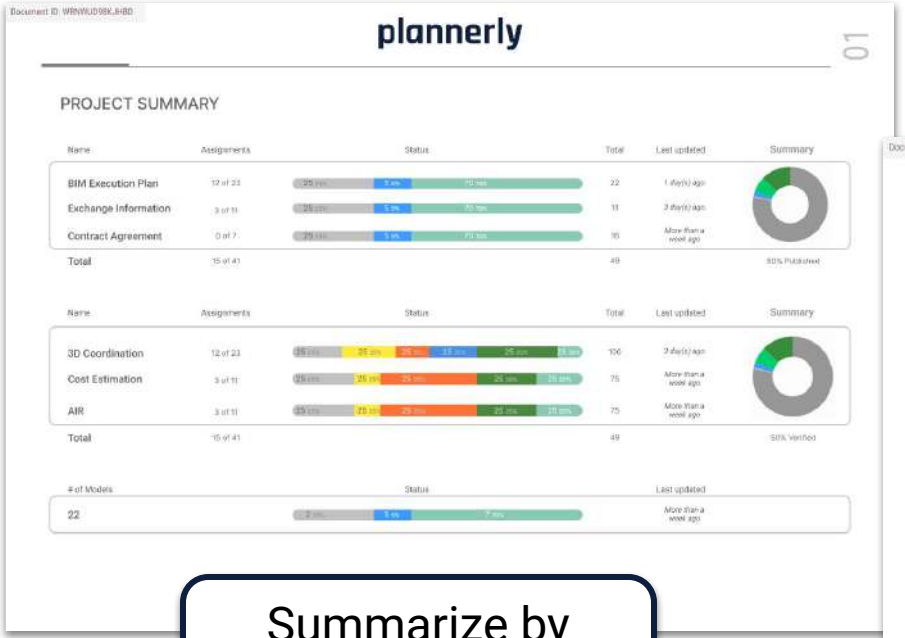
Display & compare project progress



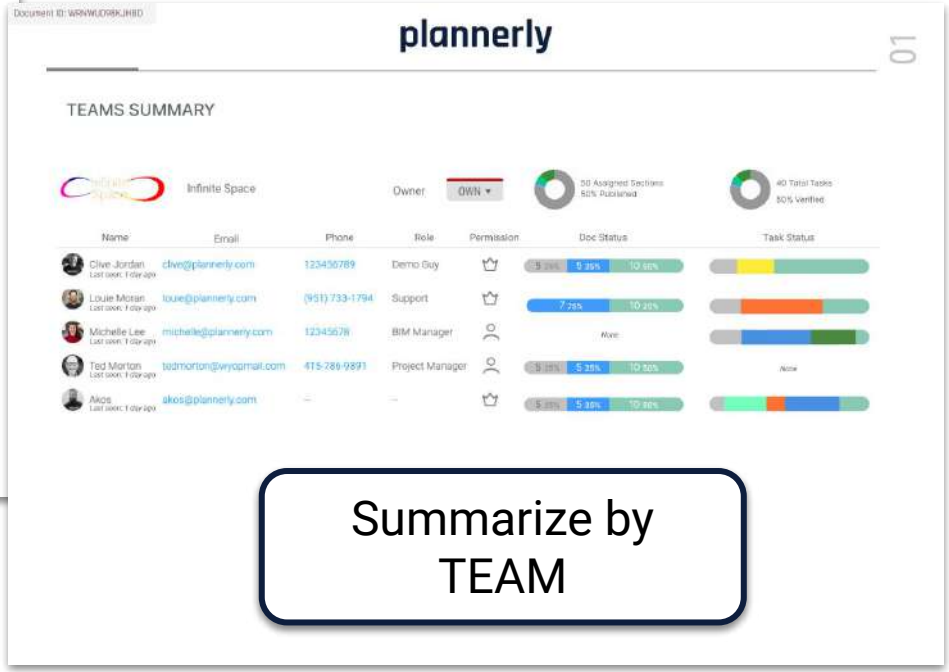

Show Team progress



# Show progress in a visual Dashboard/Report




Summarize by Milestone/BIM Use




Summarize by TEAM

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1. BEP Agreement
2. Clear BIM Scope
3. Sequence BIM Tasks
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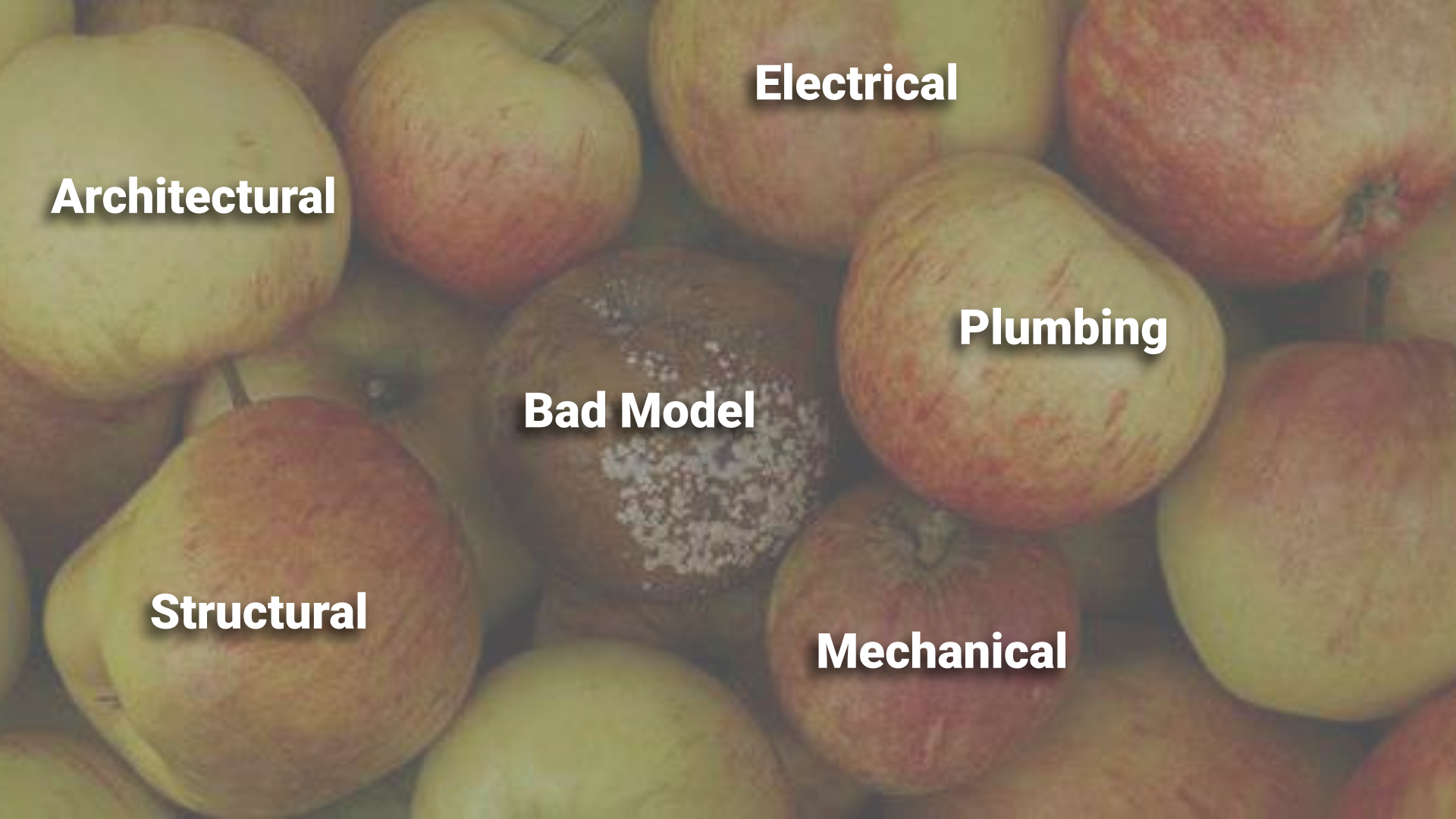
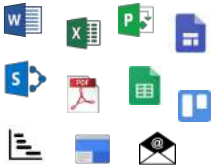
5. **Verify BIM Requirements**

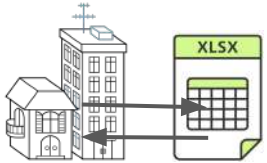

Electrical
Architectural
Plumbing
Bad Model
Structural
Mechanical

# What are some Verification challenges?

Original requirements unclear



Requirements are referenced in separate locations




Not easy to check a spreadsheet against the 3D model

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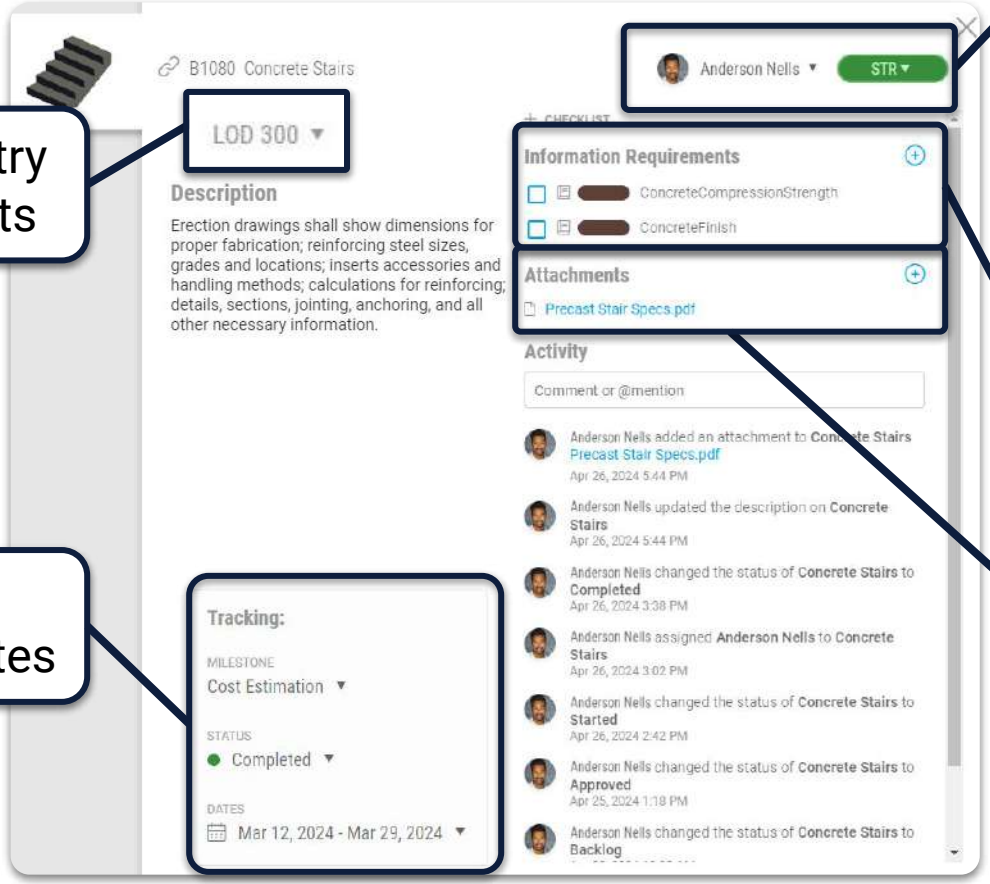
# Consolidate task requirements




Responsible Party

LOD/Geometry Requirements

Information Requirements

Element Start/End dates

Attachments, resources, specifications, etc…

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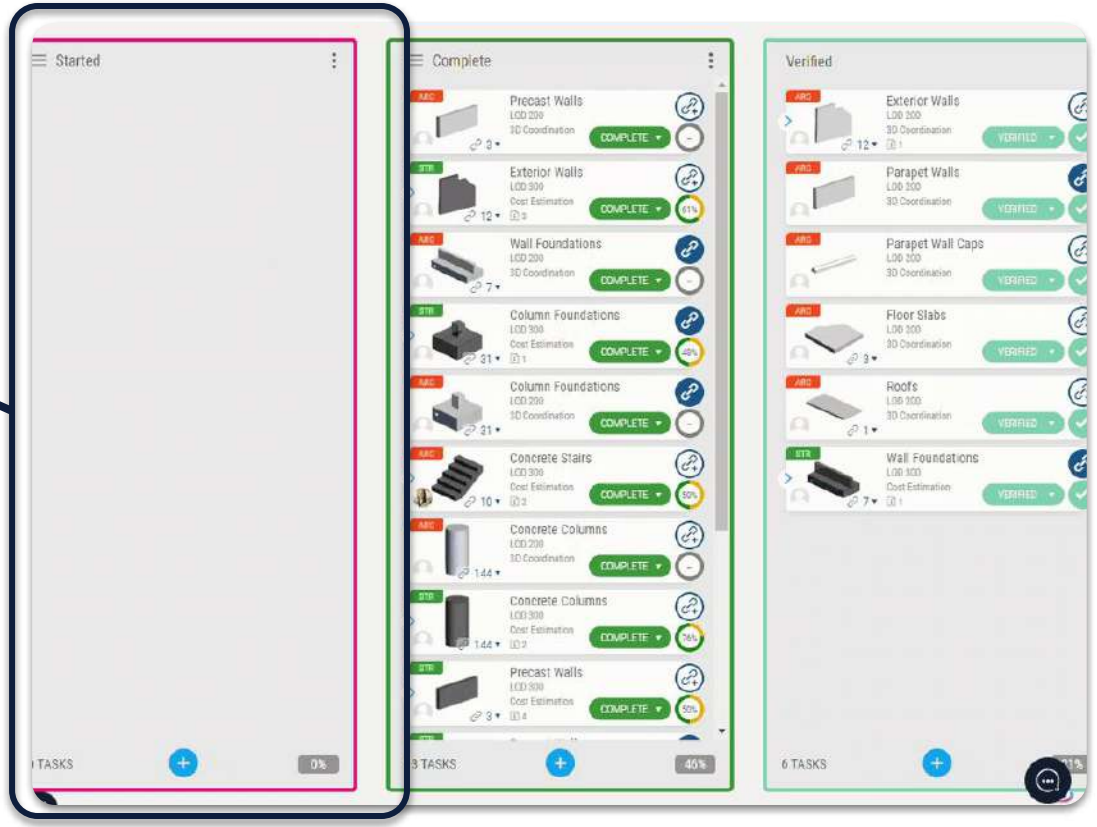
# Have a clear task list

Only check what is ready!



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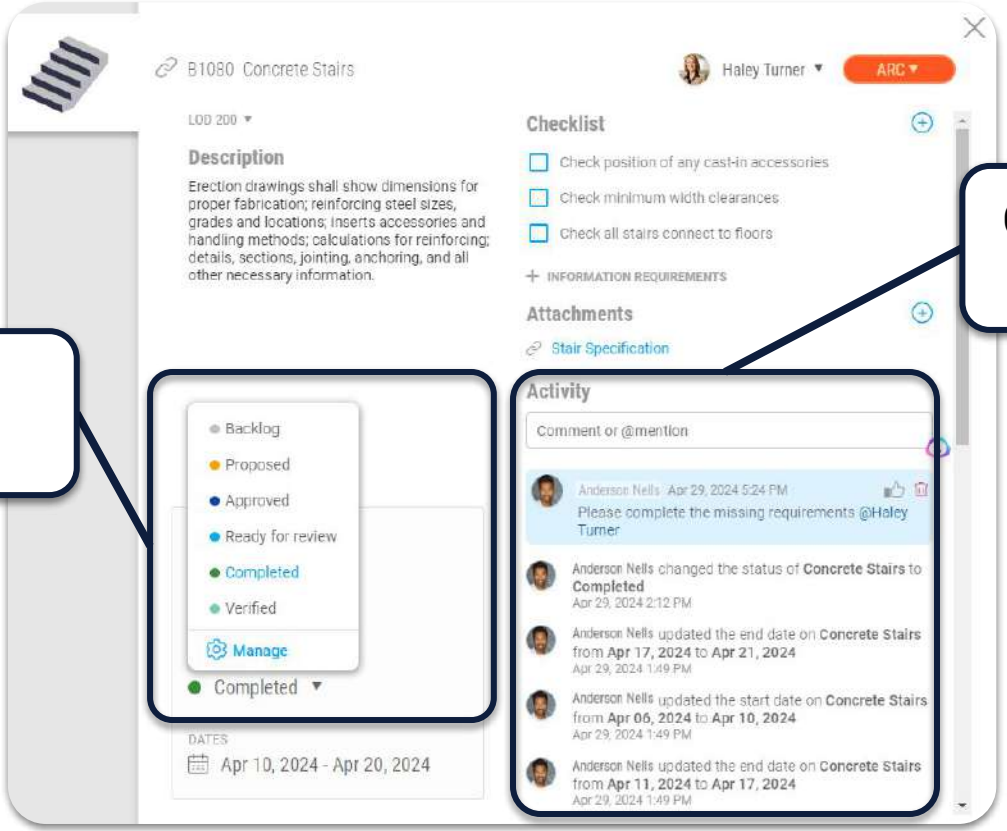
# Communicate fixes and what's approved




Update status accordingly

Communicate work updates or fixes

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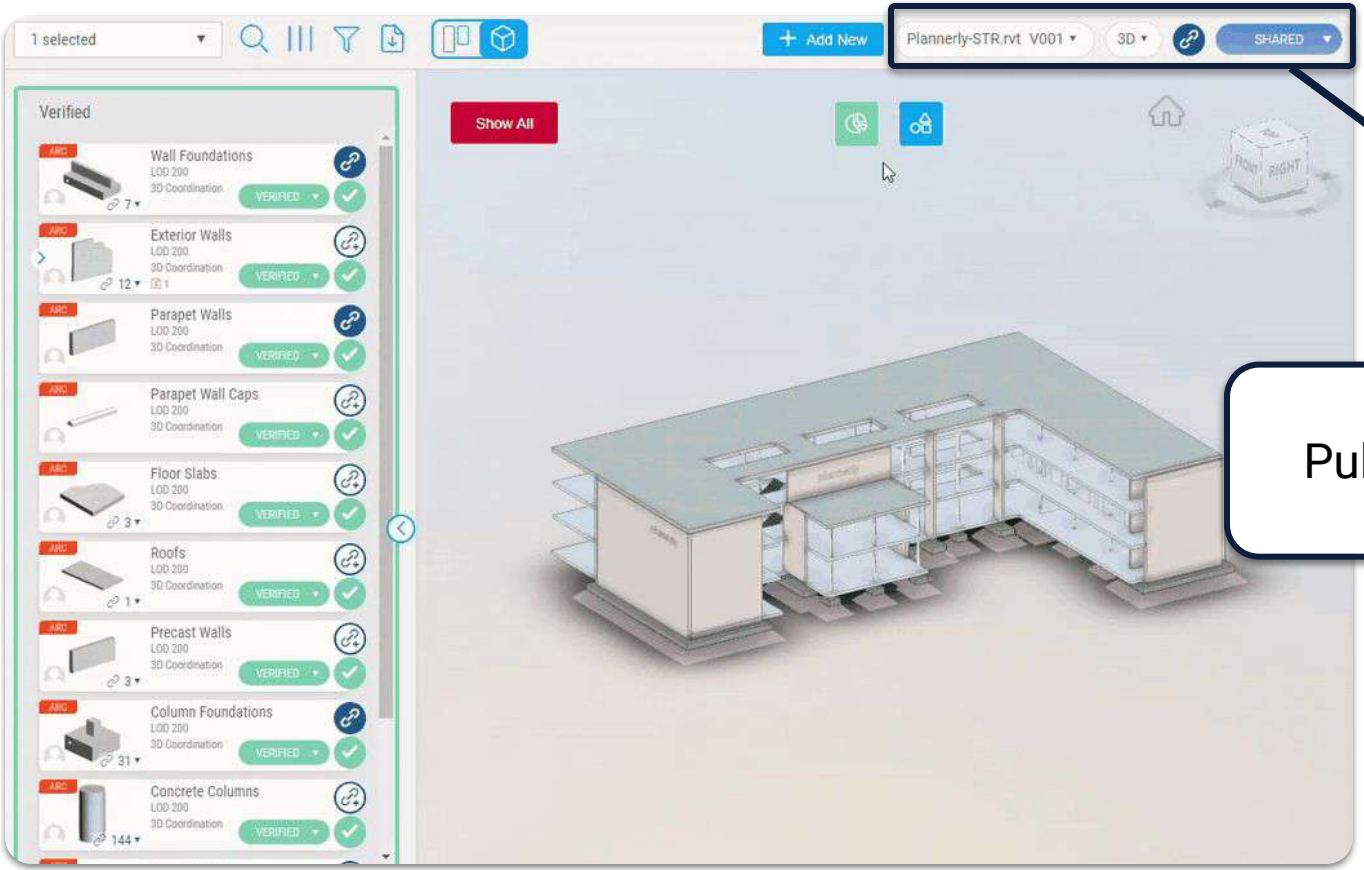


In Progress
Not visible to Viewers.

Shared
Visible to all.

✓ Published
Authorized for use.

Only use Published/Approved models!

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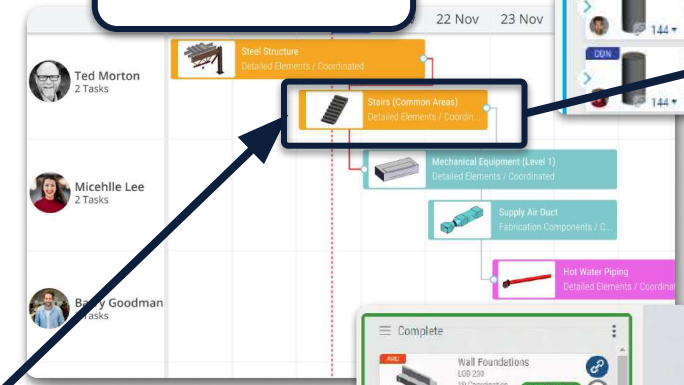
# Simple 5 Step Workflow

**1** Create AND agree on your BEP

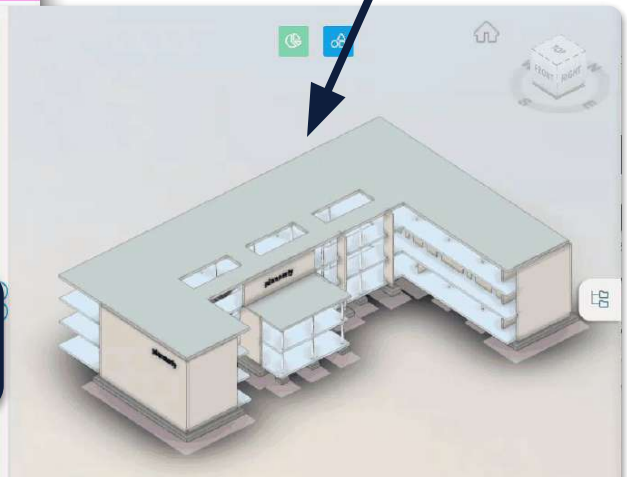
**2** Create a clear scope

**3** Sequence tasks by priority




**4** Progress Tasks as a team

**5** Simple checking workflow



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# To Better BIM Management