



## What does BIM mean for property owners?

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Building Information Modeling (BIM) is a way of integrating your project design in such a way that will allow you to be more efficient, more coordinated and to avoid RFI's towards the end of your project. This allows us to take the latest in technology and systematize our architectural, structural engineering and mechanical engineering efforts through 3D modeling and databased driven software. With these techniques, we are able to provide a more sustainably designed project and avoid waste that can happen on a project not coordinated with BIM. But what does that mean for the owner of the project?

The AEC design industry has been working with BIM for quite a while now and as each year passes, we go further and further towards BIM coordination. With tools such as Revit, Navisworks, Green Building Studio, among others, we are able to dive into the design and extrapolate information that we can use for analysis.

This allows your design team to work out coordination issues within the computer before it even gets to your job site.

As an owner, it is advisable to look for the following goals when considering using BIM for your project:

1. Establish your own internal BIM team. Select someone to review and understand the BIM workflow. Allow that person to be your firm's BIM champion and interact with the design team to establish your implementation plan.
2. Understand what you can expect from a BIM project. Determine why you would like to implement BIM on your project and align it with the design team goals:
  - \* Lowering your installed costs.
  - \* Reduction in RFI's and project claims and litigation.
  - \* Improving your scheduled deliverables.
  - \* Better decision making processes through 3D visualization and various design alternatives.
  - \* Maintaining the knowledge of the project from construction to operations through the use of the BIM data.
  - \* "Mining" the data for facility management, maintenance and operations information.
3. Make sure that the upper management of your firm understands and supports the BIM process.
4. Make sure that your entire design team is BIM experienced, BIM capable and use the same coordination tools.
5. Work with your design team to ensure that the BIM execution plan is created with your goals in mind as well as the goals of the designers.

With the advancements in the design authoring tools and the push for government and code compliance going the direction of BIM, it will be worth your effort to start your next project using BIM technology. Your return on your investment will yield great results and your project will be more

comprehensive, efficient and better coordinated. Your decisions will be made sooner and you will see results that you can understand through viewing the 3D design.

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