



Canada Line - Templeton Station
Architect: Frand Architecture



BIM FOR BUILDING OWNERS

Better, Faster, More Cost Effective

Building Information Modeling (BIM) represents a great opportunity for building owners and operators. The adoption of a true BIM process offers not only improvements in the design and construction phases but, if specified properly, the legacy of an intelligent model that can be utilized to save money throughout a building's lifecycle.

This process can help to save money, produce better buildings, improve building performance and manage assets long term. This document outlines the potential of BIM for owners and operators of building projects and how best to take maximum advantage of this potential.

In order to achieve these benefits you will need an experienced BIM Consultant – a conductor to plan, guide and insure that all team members work effectively together. That is why Summit BIM Consultants brings its unique mix of experts to your team.



Abbotsford Collegiate
on which Summit provided BIM
Consulting Services and Facilities
Management information (FM) to
Unitech Construction



Sexsmith Elementary –
Vancouver School Board
The Iredale Group Architects

Why BIM for your Project?

Digital Prototype – test BEFORE you build

Find errors and misunderstandings digitally rather than finding them on the construction site, thus avoiding costly waste and delays.

IMPROVE TIME TO MARKET

BIM enables a more coordinated process resulting in a smoother delivery of the building. Embracing a true BIM process for your project, will allow it to be delivered on time and on budget.

DIGITAL DELIVERY TO MANAGE BUILDING

Why is it so important for you to receive a true BIM model instead of a roll of dead drawings? The model you receive will become the foundation for a variety of downstream uses including facilities management, maintenance and operations, space planning, emergency preparedness.

FEWER RFIs & CHANGE ORDERS

By employing a true BIM process, errors and discrepancies can be discovered prior to, rather than during, construction resulting in savings in the overall process.

Why Summit BIM Consultants?

At Summit, our goal is to insure that you leverage the BIM process to achieve the goals set out in your BIM Execution Plan; not the goals of your contractor, nor those of your design team, but goals such as those outlined in this document. In order to ensure that you meet these goals, you will need someone to insure that all contributors to the Building Information Model are creating usable data in its optimal format to improve your product, save you time and save you money. We have a dedicated team of experts with a thorough, in-depth understanding of the entire AEC Industry to help guide the process and support the software solutions preferred by your team.

Please go to summitbim.com for more detail on evaluating the above goals

VISUALIZE EARLY AND OFTEN

By deriving all information from one digital model, design decisions can be visualized and evaluated before they turn into unwanted surprises.

BETTER PERFORMING BUILDINGS

The digital data held within the BIM can be used for analytical modeling tasks such as sustainability, acoustic performance, heat gain and loss.

IMPROVE COMMUNICATION

A proper BIM process will help to improve communication between all participants – consultants, contractor, sub-trades and client – giving all parties a better understanding of the status of the project.

TEST FOR SUSTAINABILITY

During design, construction and throughout the life of the building, the data contained in the BIM can be tested to evaluate its performance in a variety of areas. In these days of increasing environmental concern and demand for sustainability, there is no more effective way to respond than with a proper BIM.

Manage Risk Through BIM

Experience has shown that, in order to successfully implement BIM on a project, the building owner or operator must state within the RFP what the goals and requirements of the BIM will be. Only the owner has the power to influence the behavior of the whole team. The project team must understand those goals and undertake detailed and comprehensive planning summarized in a BIM Execution Plan (BEP). The BEP needs to ensure that all parties are fully aware of the opportunities and responsibilities associated with

the incorporation of BIM into the project workflow. It defines the agreed uses of BIM on the project (e.g. constructability analysis, cost estimating, clash coordination, sustainability analysis, Facilities Management information), along with a detailed mapping of the process for executing BIM throughout the project lifecycle. Once the plan is agreed upon, the team should monitor their progress against it. The only party qualified to create and administer the BEP is the owner or his representative.



Centre hospitalier de l'Université de Montréal—
Cannon Design on which Summit provided BIM
Consulting and Support Services

We can help to make “as-built” drawings a thing of the past. By engaging a neutral BIM consultant you will lay a digital foundation by providing a data-rich model that can be used to save money throughout your facility's life-cycle.

- ▶ Insure that you receive the BIM functionality you desire by assisting with the BIM language and specifications in the RFP
- ▶ Facilitate the extraction of data for quantity take-off and cost certainty.
- ▶ Determine your high value BIM uses on the project
- ▶ Design a BIM execution process which will define the BIM deliverables and value for all stakeholders-consultants, contractor and sub trades.
- ▶ Organize modeling and software services & support to all parties, if required
- ▶ Discover costly clashes in the digital prototype (BIM) by running clash coordination sessions, utilizing applicable tools, with Consultants, Contractor & Sub-trades to resolve issues while they are digital
- ▶ Bring buildings on stream faster by working with the contractor to provide 4D visual time-lining utilizing software such as Autodesk Navisworks with the project model(s) to optimize the sequencing, clarity and efficiency of the construction schedule
- ▶ Work with Contractor and Sub-trades, using Navisworks, to optimize site layout and determine opportunities for prefabrication and on-time delivery
- ▶ Insure model is structured and maintained effectively by providing support on-site & during meetings to manage the model
- ▶ Develop the infrastructure in the form of contracts, communication procedures, technology, digital communication and quality control to support the implementation of the project design
- ▶ Provide software support, training and enabling of add-on analytical software solutions (e.g. QTO, Navisworks, Ecotect, Green Building, IES)
- ▶ Insure that the BIM can be used by your FM team by auditing models to ensure standards and integrity are maintained so that the BIM can be utilized by the Owners' Facilities Management Team.
- ▶ Work with all parties to collect and collate data from the complete construction process for incorporation into the BIM models to support the Life Cycle and Facility Maintenance, Operations and Management requirements of your facility.



Above: **Heritage Woods Secondary**
Architect: KMBR Architecture

As Owner, you are entitled to expect delivery of an excellent project on time and on budget, plus the means to manage this project into the future. Building Information Modeling will enable your team to achieve these goals. By effectively becoming part of your team, Summit BIM Consulting will enable you to optimize the potential of BIM on your project.

summit **Bim**

CALGARY • EDMONTON • SASKATOON • VANCOUVER • VICTORIA

Summit BIM Consulting Ltd.

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