



## ***Building Information Modeling (BIM)***

*Wikipedia definition excerpts:*

**Building Information Modeling (BIM)** is the process of generating and managing building data during its life cycle. Typically it uses three-dimensional, real-time, dynamic building modeling software to increase productivity in building design and construction.

It is anticipated by proponents that BIM can be utilized to bridge the information loss associated with handing a project from design team, to construction team and to building owner/operator, by allowing each group to add to and reference back to all information they acquire during their period of contribution the BIM model. For example, a building owner may find evidence of a leak in his building. Rather than exploring the physical building, he may turn to his BIM and see that a water valve is located in the suspect location. He could also have in the model the specific valve size, manufacturer, part number, and any other information ever researched in the past, pending adequate computing power.

Proponents claim that BIM offers:

- Improved visualization
- Improved productivity due to easy retrieval of information
- Increased coordination of construction documents
- Embedding and linking of vital information such as vendors for specific materials, location of details and quantities required for estimation and tendering
- Increased speed of delivery
- Reduced costs

Major BIM software products:

- Bentley Architecture
- Autodesk Revit
- Graphisoft ArchiCAD
- VectorWorks ARCHITECT

### **Discussion**

1. As marketing/business development professionals, what are some of the key things we need to know about BIM?
2. How will BIM affect the future of our industry?
3. Has your firm discussed using, purchasing and implementing BIM practices?
4. What are some of the issues/problems BIM implementation might create?

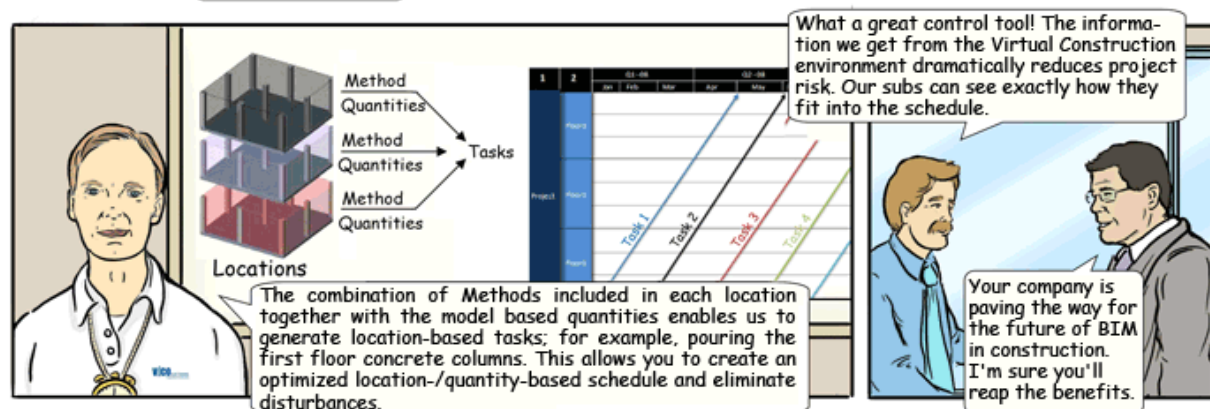
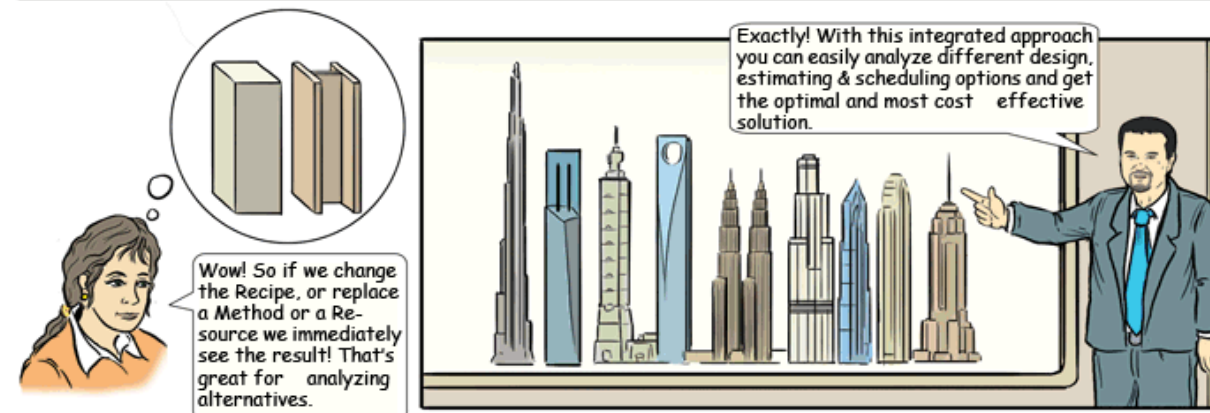
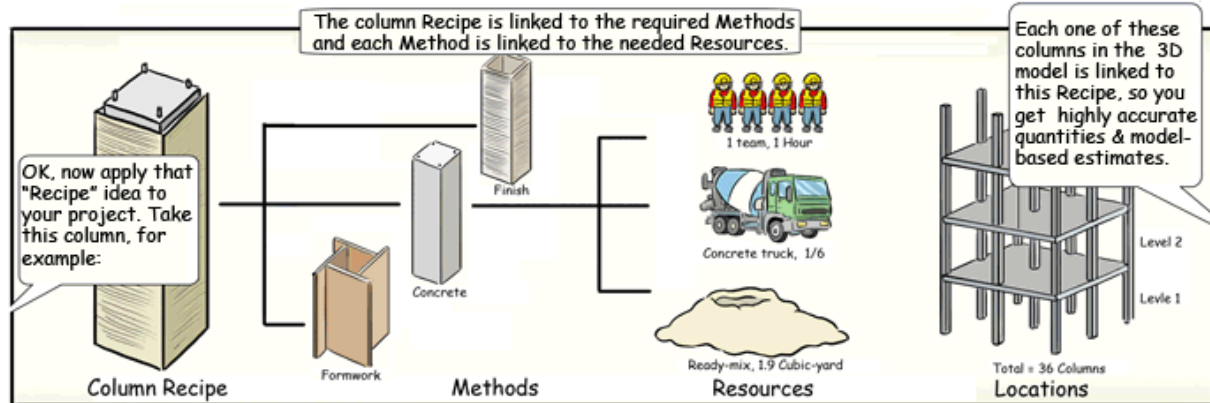
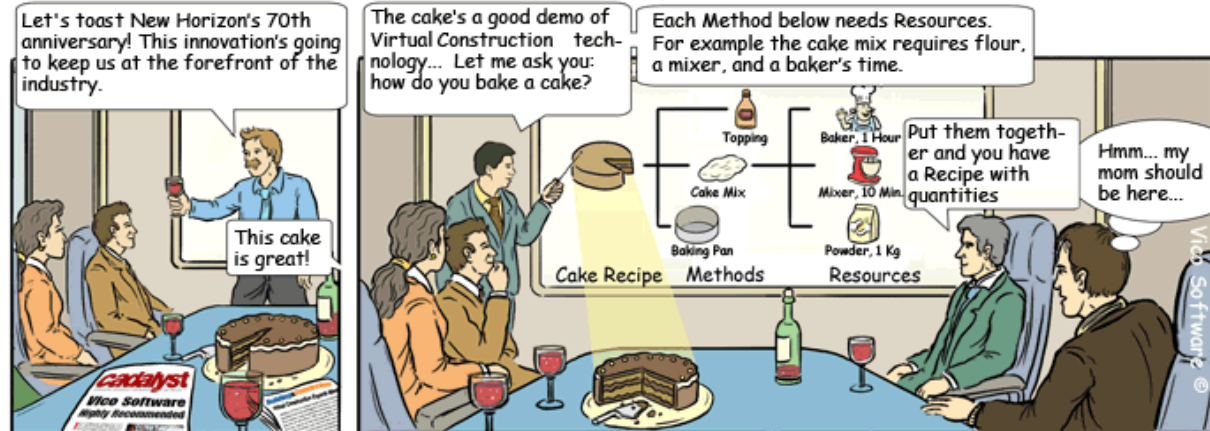
### **Next Brown Bag Session**

Please join us again on June 30, 2009 to discuss Public Relations!



# 4. A GLIMPSE AT THE TECHNOLOGY BEHIND VIRTUAL CONSTRUCTION

An hour later in New Horizon's office



**Richmond Region Brown Bag Session: Building Information Modeling**

Hosted by Hankins &amp; Anderson

Presented by Darren Shields, BIM Manager, Hankins &amp; Anderson

May 26, 2009

**Synopsis:**

Darren was gracious enough to offer his time for us at our May SMPS brown bag event hosted at Hankins and Anderson office in the Innsbrook Business Park in Glen Allen, VA.

The session was hosted as a Q+A with a brief overview of the term "Building Information Modeling." Darren spoke for about 10 minutes and then opened the floor up for questions for about another 50 minutes.

According to Darren the idea behind BIM has been in existence much before the term became mainstream. The overall BIM process is to bring together data from all disciplines to further understand the building, its parts and its processes (how it functions) to smooth out any issues BEFORE construction. Currently the disciplines of architecture, MEP, structural and some civil elements are employing BIM within their design and construction projects.

Probably the most difficult issue is the transition from the traditional project model to the BIM model. It requires much more communication and work up front during the early design phases than a typical project using Auto CAD. Many industry professionals are having a difficult time adjusting and changing which is why firms like HA have assigned "BIM managers" that are essentially the go to people for their disciplines. They also help train other staff members and stay abreast of new software updates and information to pass along.

The future of BIM looks bright. Now, mostly public sector clients like the government and military are employing BIM. Soon, however as people realize the benefits of a better end product, more clients will request BIM on their projects. In the near future, having facilities management analysis and control (the program might tell you when you need to change out air filters, lights etc.) will allow firms to offer additional services to clients. Those who think strategically will become involved in the BIM movement now to reap the rewards of marketability in the future.

