

# The CLAW BIM Toolkit for Clients

## Introduction to the Toolkit

*A comprehensive suite of documents and tools to explain and enable deployment of a BIM enabled approach in line with standards and protocols, and to achieve Welsh Government adoption date of March 2016.*

*The Toolkit is devised to support officers and members articulate the BIM business case and efficient deployment and procurement practice of BIM enabled projects.*

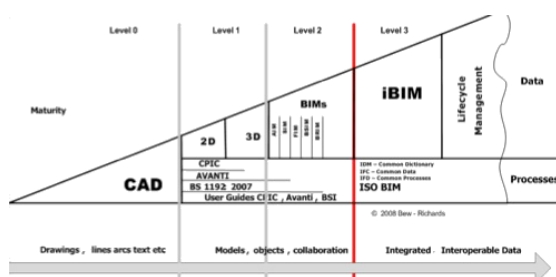
## Background to the Toolkit

Building Information Modelling (BIM) is changing the way we work and the way in which we procure building and infrastructure projects with collaborative, integrated working processes that will transform the construction sector, redefine the relationships between professionals and drive through cost and time savings at every step of the way.

On 31<sup>st</sup> March 2011 the UK Government's Construction Strategy was published by the Cabinet Office and included The UK's BIM Working Party Strategy and Implementation Plan. The report announced the future requirement of Level 2 collaborative 3D BIM across all projects by 31<sup>st</sup> March 2016, with initial compliance required to deliver building data with non-commercial software COBie 2.

UK Government departments such as the Ministry of Justice (MoJ) and Ministry of Defence (MoD) are already using pilot projects to test and measure the effectiveness and value of BIM and, so far, positive results have been recorded

The Strategy has a UK Government focus and is not necessarily applicable to projects in Wales apart from those being delivered for the UK Government on non-devolved matters. Constructing Excellence in Wales (CEW) identified a need for a clear plan for the implementation of BIM in Wales to ensure that the industry in Wales maintained commercial and technical competitiveness and that clients were able to manage their assets more effectively.



'BIM will be adopted to level 2 by 2016 on all Welsh Government funded projects, with Welsh Government department projects achieving level 2 by 2015.'





In June 2012 CEW convened a [BIM Task Group](#) to assist the Wales Construction Procurement Steering Group and the Welsh Government with a BIM implementation plan for Wales which would provide clear direction to clients and the industry in Wales. The Task Group, which was made up of individuals from the construction industry in Wales who had experience and/or a particular interest in the implementation of BIM, prepared a report to the Wales Construction Procurement Steering Group proposing recommendations to take forward the application of BIM in Wales.

The [report](#), which has since been endorsed by the Welsh Government Minister for Finance, Jane Hutt, proposes that :

*'BIM will be adopted to level 2 by 2016 on all Welsh Government funded projects, with Welsh Government department projects achieving level 2 by 2015.'*

Furthermore it states that:

*'Strong leadership will be required from clients and suppliers to ensure that robust processes in line with BIM conventions are delivered to these timescales'*

*The Govt estate requires more accurate and intelligent information about our buildings and their performance in energy and Carbon terms – BIM establishes reliable source for meaningful data on carbon reduction and energy use Andrew -*

Given that local authorities in Wales spend almost £1bn per annum on construction projects the opportunity to make significant savings, which can be reinvested in other areas, add value and better understand and manage carbon impacts is clearly one that should be pursued.

The CLAW BIM Toolkit for Clients has been created to assist procuring and commissioning officers in justifying the business case within their organisations for engaging with the market place in the way that is most likely to deliver maximum benefits from BIM enabled working.



The application of the CLAW BIM Toolkit for Clients will create a consistent Wales standard for Clients resulting in savings, reduced waste, future proofing of investment and more productive working whilst delivering to the 2016 date for adoption of BIM endorsed by the Welsh Government.



## What is BIM?

BIM is the application of a combination of software and hardware technologies within a procedural framework and set of recognised standards.

BIM is an enabling approach to facilitate the collaborative working of Project and Framework teams, bringing together what is traditionally a highly silo'd sector into Integrated teams working in a collaborative manner.

BIM is equally applicable to In House and out sourced design and is most effective in collaborative frameworks, strategic alliances and on Early Contractor Involvement (ECI) projects as these are fundamentally collaborative. BIM can still deliver savings and efficiencies on more traditional projects.

The legacy of BIM on all projects is enhanced and more useful asset information which delivers whole life and in use savings as well as improved Facilities management and asset management functions.

As with any toolkit, for it to be effective in its deployment and gather in the maximum benefits and efficiencies the technology and process needs to be deployed with organisations and individuals who are receptive, to and culturally aligned to collaborative and integrated team working.

The public procurement process provides a framework within which a progressive assessment of collaborative behaviours and evidence can be used to support selection of appropriate organisations and individuals.

## Toolkit Contents

- Introduction to the Toolkit
- [Business case for BIM](#)
  - Corporate
  - ICT
- [BIM specific Procurement guidance and tools](#)
- [Employers Information Requirements \(EIR\) for BIM](#)
  - EIR Guidance notes
- [Collaborative Maturity Assessment tools - to assess organisational maturity](#)
- [Glossary of terms and Acronym key](#)
- Reference points for standards and protocols

*The CLAW BIM Toolkit for Clients has been produced in collaboration with CLAW members, Constructing Excellence Wales, BIM4LG Taskgroup, Cabinet Office and Diligentia Global Ltd*



<http://www.claw.gov.uk/>