BIM.
BETTER BUILDING PROCESS. BUILDING BETTER PERFORMANCE.

APPENDIX Ei
PROJECT BIM BRIEF – EXAMPLE

THE NEW ZEALAND BIM HANDBOOK
2019 THIRD EDITION

BIM ACCELERATION COMMITTEE

Funded by
Building Research Levy
BRANZ

MINISTRY OF BUSINESS,
INNOVATION & EMPLOYMENT
HĪKINA WHAKATUTUKI

Project BIM brief – example

The Project BIM Brief (PBB) is a document that defines the client's requirements and expectations for a project with regard to BIM.

The document identifies goals, uses, objectives, and responsibilities with regard to BIM.

The project BIM brief should be developed in the project establishment phase to be fully effective. It is a briefing document in its own right and could form part of a Request For Proposal (RFP). The BIM evaluation and response template should accompany this brief to provide a consistent set of questions for suppliers.

After this phase, the BIM execution plan provides the framework for management and operational functions of BIM throughout the project's life cycle.

The project BIM brief should be developed with reference to **the New Zealand BIM handbook** and client information strategy and operations requirements.

The briefing document should be used at pre-appointment stages when procuring a delivery team.

1 CLIENT PROJECT GOALS

2 BIM USES

3 BIM CAPABILITY REQUIRED

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PREPARED BY:	COMPANY:	DATE:
Jim Bim	ABC Company	1/1/2019

Revision Record

REVISION:	DATE:	REVIEWER:	COMMENTS:
A	1 NOV 2018	XMT	

Project Information

PROJECT NAME:	North West Tower
PROJECT OWNER:	XYZ Ltd
PROJECT ADDRESS/LOCATION:	1 Closer Street
BRIEF PROJECT DESCRIPTION:	30 storey office and residential tower with 6 levels below grade
CONTRACT TYPE/DELIVERY METHOD:	Design and Build
CONTRACTOR ENGAGEMENT – INDICATIVE DATE:	December 2019

Project schedule
Use this form to record major project milestones during the project life cycle.

PROJECT PHASE/MILESTONE:	ESTIMATED START DATE:	ESTIMATED COMPLETION DATE:	BIM MEETINGS:
PROJECT ESTABLISHMENT	1 July 2019	1 September 2019	One
CONCEPT DESIGN	15 September 2019	15 November 2019	–
PRELIMINARY DESIGN	25 November 2019	25 January 2020	One (approx. 2 hrs)
DEVELOPED DESIGN	10 February 2020	10 April 2020	Three (approx. 2 hrs)
DETAILED DESIGN	15 April 2020	1 July 2020	Four (approx. 2 hrs)
PROCUREMENT	10 July 2020	1 September 2020	–
CONSTRUCTION	10 September 2020	1 September 2022	TBC
HANDOVER	September 2022	November 2022	–
OPERATION	November 2022	NA	–

Key project contacts

List all the known key stakeholders involved in BIM on this project.

ROLE:	DISCIPLINE:	COMPANY NAME:	CONTACT NAME:	CONTACT DETAILS:
CLIENT REPRESENTATIVE	NA	CR Management	Joan Jenkins	joan@crm.com
PROJECT MANAGER	NA	PM Project Managers	Geoff Geoffrey	geoff@pm.com
BIM MANAGER(S)	NA	ABC Consultants	Jim Bim	jim@abc.com
LEAD CONSULTANT		LC Architects	Lee Brown	lee@lca.com
QUANTITY SURVEYOR		STR QS	Clare Costings	clarec@strqs.com
OTHER PROJECT ROLES				

Refer to the **NZ BIM handbook** for BIM roles and responsibilities.

The vision

Provide structured information and defined processes for collaboration to create value for the client and parties involved in a project

Project goals

List client goals and expectations for the project. This table will help define BIM uses required for the project and ensure they align with project goals.
Refer to **Appendix D** for BIM uses.

PRIORITY:	GOAL DESCRIPTION – VALUE ADDED OBJECTIVES:	HOW:	BIM USES:
High	Optimisation of design, improved stakeholder engagement	Use the 3D model as a visual communication aid, through the use of virtual walk-throughs of facilities and static renders	• Design authoring • Design review • Phase planning (4D Modelling)
High	Respect to overall project value and budget control	Reduced errors and rework through improved design and construction coordination	• Cost estimation • Design authoring • Design review • 3D coordination
Med	Support safety in design	Safety in design and HAZOP reviews using the 3D model as a visual aid	• Design review
Med	Optimised handover, improved O&M	A digital As-Built model at handover that includes site-verified information about critical assets, such as mechanical, electrical, hydraulic, and plumbing equipment.	• Record modelling

BIM use competency requirements

The purpose of this table is to identify the potential value, experience, and competencies required of parties responsible for the BIM enablement of the project.

BIM USE:	VALUE TO PROJECT:	RESPONSIBLE PARTIES:	VALUE TO RESPONSIBLE PARTIES:	COMPETENCIES REQUIRED TO IMPLEMENT:	VALUE TO THE CLIENT:
Design Authoring	High	ARCH, STRUCT MEP, FIRE	High	• Ability to create and develop a Building Information Model • Design and construction experience	High
Design Review	Med	ARCH, STRUCT MEP, FIRE	High	• Ability to manipulate, navigate, and review a 3D model • Strong understanding of how building/facility systems integrate	High
3D Coordination	High	ARCH, STRUCT MEP, FIRE	High	• Ability to manipulate, navigate, and review a 3D model • Ability to run clash detection software • Knowledge of building systems	Med
Cost Estimation	High	QS, CONSTRUCT ARCH, STRUCT MEP	High	• Ability to identify quantities for the appropriate estimating level upfront • Ability to adjust a cost plan to suit data available in the model over the duration of design phase	High
Record Modelling	Med	CONSTRUCT	Low	• Ability to manipulate, navigate, and review a 3D model • Ability to use BIM application for building updates • Ability to effectively communicate between the design, construction and Facilities Management teams	High
Phase Planning (4D Modelling)	Med	CONSTRUCT	High	• Knowledge of construction programming and general construction process (a 4D model is connected to a	Med

programme, and is therefore only as good as the programme to which it is linked)

- Knowledge of 4D software: ability to import geometry, manage links to programmes, produce and control animations, etc.

Refer to **Appendix D** for BIM use deliverables

Common Data Environment (CDE)

Identify who will set up and manage the project Common Data Environment (CDE) for the different project phases.

CDE PLATFORM:	RESPONSIBLE PARTY:	PROJECT PHASE:
Cloud XYZ	Project Manager	Project establishment

Client specific requirements

List client-specific requirements, including any common data environments, standards, or protocols that might require different workflow for the project team.

SPECIFIC REQUIREMENTS:

The client's company BIM guide and standards are to be used

The organisations project asset information requirements - schedule A

Project deliverables

In this section, list the BIM deliverables for the project and the format in which the information will be delivered.

BIM USE:	APPROXIMATE DUE DATE/STAGE:	FORMAT:	COMMENTS:
Cost Estimation	Concept design/preliminary design/developed design/ detailed design/construction design	.xyz/IFC	
Design Authoring	Preliminary design/developed design/ detailed design/construction design	.xyz/IFC	
Record Modelling	Handover	IFC	Ensure that the proper information is contained in this model from the MEA table and clients asset information requirements
3D Co-ordination	Developed design/detailed design/construction design	.xyz/IFC	

Where design authoring is required, refer to the MEA schedule for the extent, objects level of development, and timings of delivery for the BIM objects. The LOD determines the extent and nature of geometry to be included within BIM objects

Provision of BIM models at tender

The consultants federated/collaborated/co-ordinated 3D BIM model(s) are to be part of the tender documents. In the case of any errors or omissions in the 3D BIM model(s), the 2D drawings and documents will take precedence.

Reference documents and standards

The following documents are listed for reference

GENERIC TITLE:	APPLICABLE REFERENCE DOCUMENT/NOTES:	VERSION:
Project asset information requirements	XYZ Ltd asset information requirements - schedule A	v1.0
BIM guide and standard	XYZ Ltd BIM guide and standard	V1.0
Client brief	NWT client brief	V1.0

The New Zealand BIM handbook

This document is one of a suite of documents forming the New Zealand BIM handbook.
You can download or view the remaining documents here:

http://www.biminnz.co.nz/nz-bim-handbook