

# BIM4FM

## OVERVIEW OF SURVEY RESULTS



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### INTRODUCTION

It is fair to say that Building Information Modelling (BIM) is probably the most talked about topic across all aspects of the built environment supply chain. However, what remains uncertain is the engagement of BIM from those that will access the data - the FM profession, building owners and occupiers.

Therefore, trying to establish this group's level of awareness and views on BIM, via a survey, asking what benefits they would like to see developing from this process, was the starting point for the BIM4FM group. This work was completed in early summer 2013.

It was clear that there have been numerous conversations about 'why BIM?' and the potential benefits it will bring. However, these conversations seem to be repetitive and the BIM4FM group wanted to ensure that the Facilities Management (FM) end of the supply chain was able to move on from this debate, and not remain stuck in the 'starting blocks'.



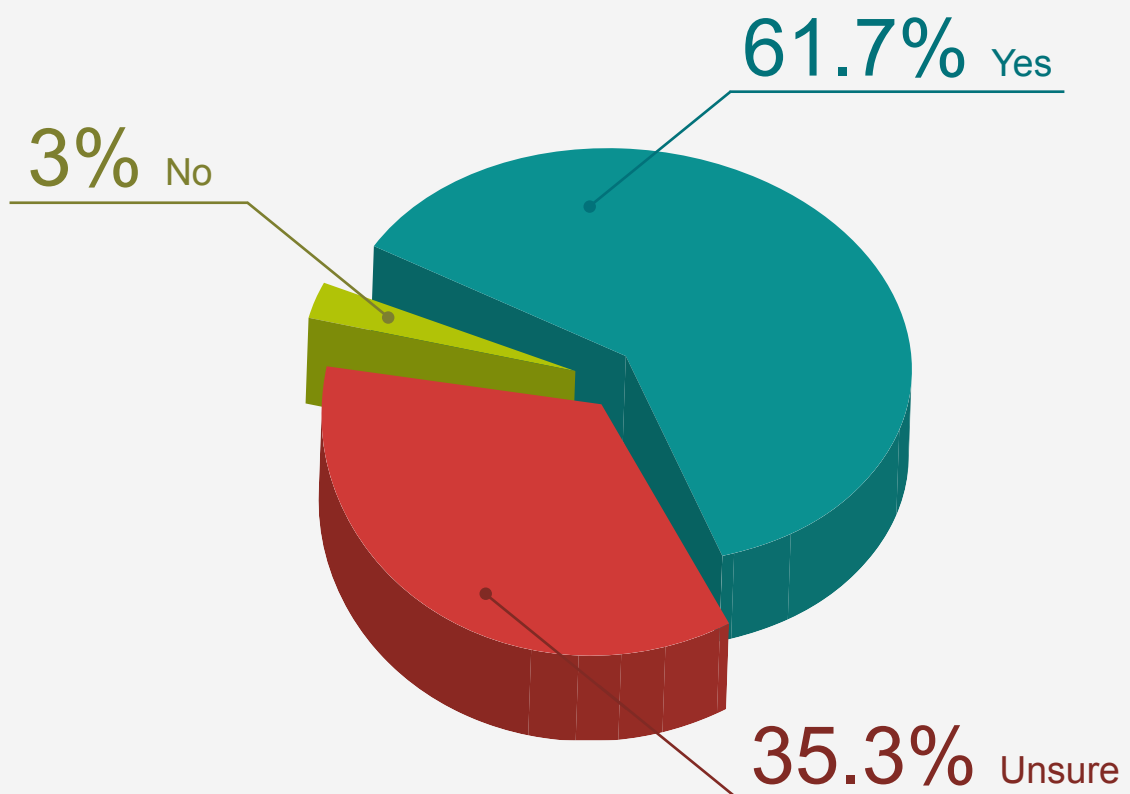
#### THE MAJORITY OF RESPONDENTS

**BELIEVE  
THAT BIM WILL SUPPORT  
THE DELIVERY  
OF FM SERVICES,  
ALTHOUGH  
JUST OVER A THIRD  
REMAIN  
UNCERTAIN**



It was encouraging to see that the survey showed that the majority of respondents (61.7%) held the view that BIM can support the delivery of facilities management. Although, it was acknowledged that just over a third of respondents (35.3%), do not yet understand the intricacies of how this will be achieved at this stage.

**DO YOU BELIEVE THAT BIM  
WILL HELP SUPPORT  
THE DELIVERY  
OF FACILITIES MANAGEMENT?**



This indicates a lack of understanding amongst a significant audience within the FM community. Only 3.0% of respondents felt that BIM would not offer any benefits.

Therefore, the BIM4FM group will undertake a series of activities to address these issues over the coming months.

## SUMMARY OF KEY FINDINGS

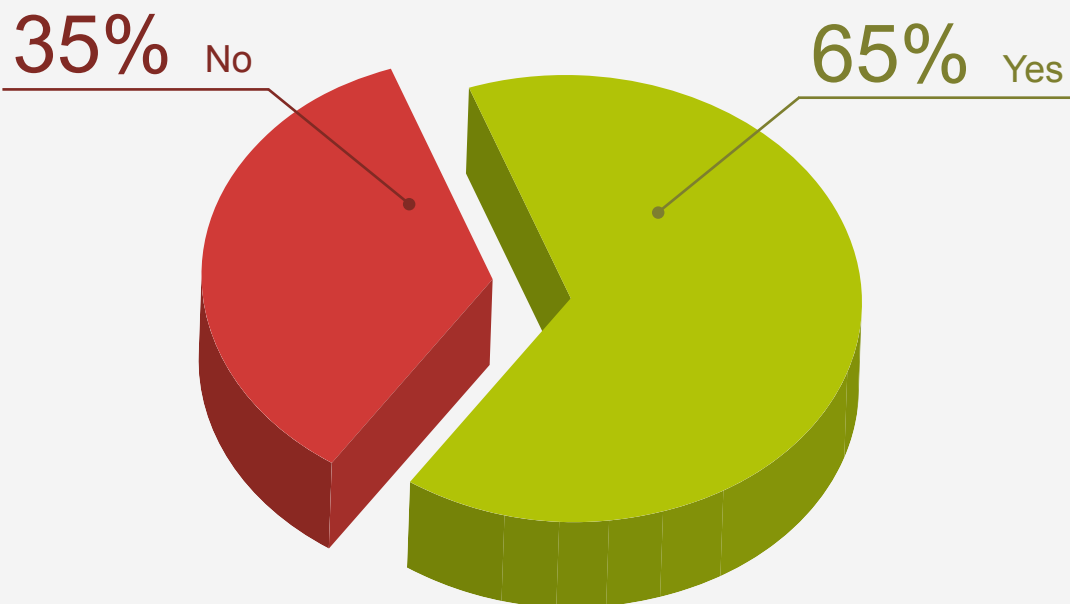
### USING BIM

It was encouraging to see that 65.0% of respondents had heard of BIM, but what was perhaps more surprising was 26.5% have already used it in a project. It was thought this result was extremely high and disproportionate to conversations that individual organisations within the BIM4FM group have had with their respective memberships. It was thought that this perhaps indicates some misunderstandings about what BIM is, and not understanding it is much more than an existing 3-D computer modelling programme. Another possibility is that other non-FM areas within large organisations may already use BIM (e.g. a construction division). On interpreting the results the group felt that there needed to be a greater understanding of how the BIM process could be used, and that the data collected is of use to everyone within the built environment supply chain.

**ALTHOUGH PEOPLE  
ARE AWARE OF BIM  
THERE IS STILL  
A SIGNIFICANT AUDIENCE  
THAT IS UNSURE OF  
HOW BIM IS USED  
WITHIN  
THE BUILT ENVIRONMENT**

What was noted is of those respondents who stated that they 'do not use BIM', there was a high degree of indecision about how they would incorporate this into future working practices, with 23.5% of respondents certain that their company was planning to use BIM in the near future. The vast majority (63.2%) were unsure if their

ARE YOU AWARE OF BIM  
AND HOW IT CAN BE USED  
WITHIN THE BUILT ENVIRONMENT?

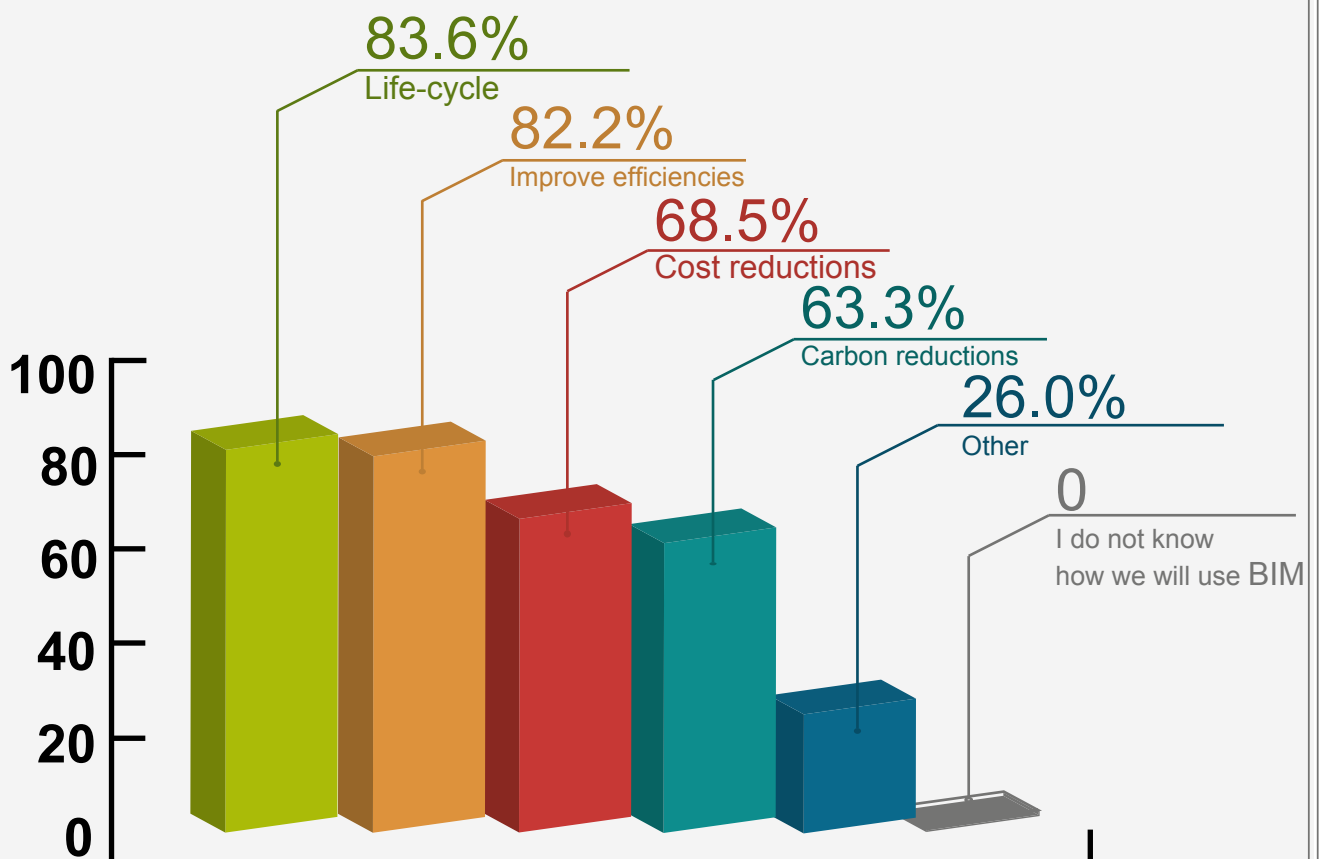


company had plans to use BIM. Although individually people appear to believe that BIM can support FM delivery, it shows there is some work to be done addressing 'how' this will be achieved.

## OPPORTUNITIES FOR BETTER MANAGEMENT INFORMATION

Facilities managers, owners and occupiers identified the key opportunities for BIM were around lifecycle management (74.5%), with other specific comments noting that early FM involvement in design and performance for facilities would support this. Other broad opportunities identified were improved efficiencies (68.1%), and better reporting data (62.0%).

### HOW DO YOU THINK YOUR COMPANY WILL USE BIM?



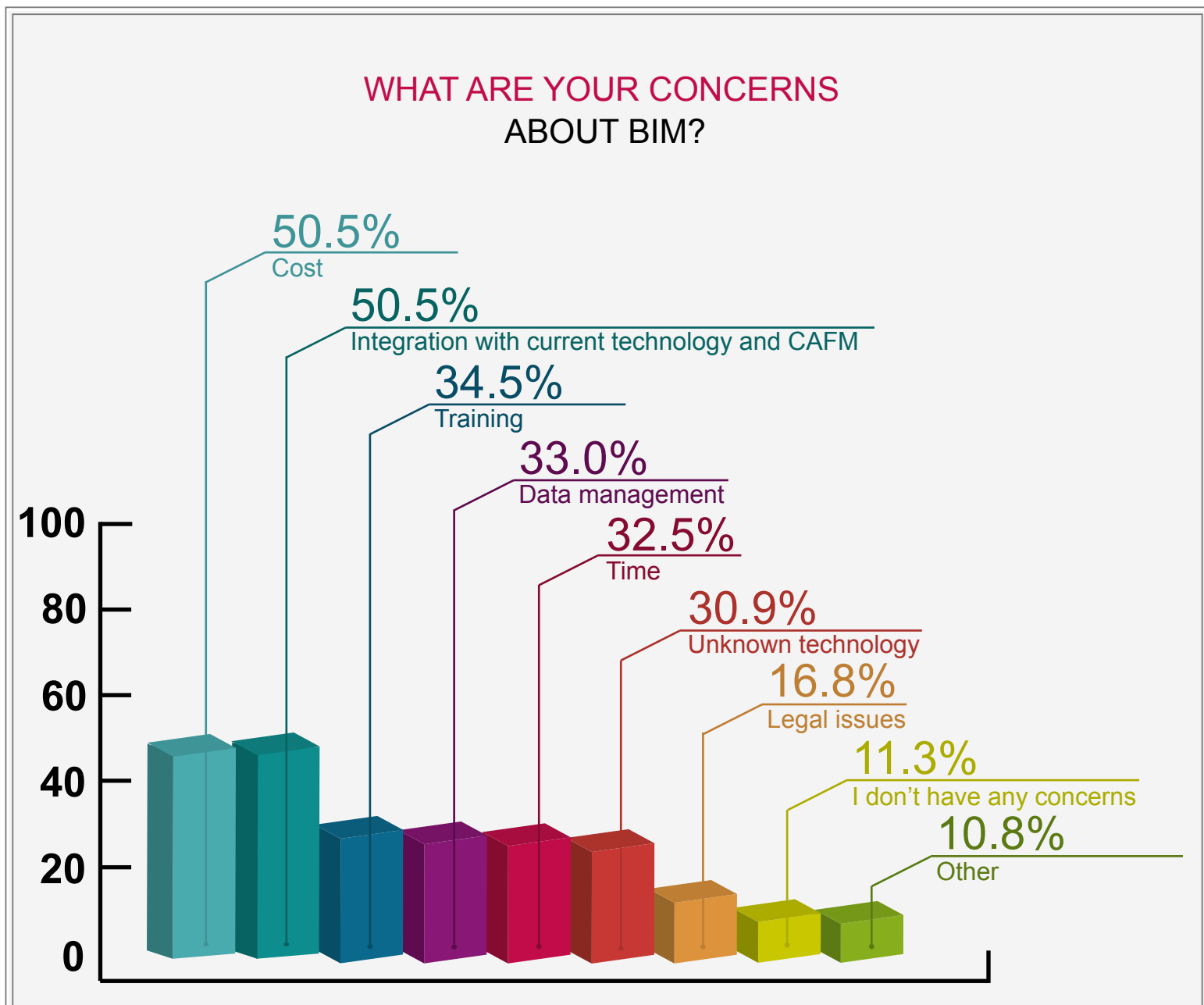
Specific comments also hinted at the importance of documentation management and better performance management overall.

Only 13.0% were not able to state how they thought BIM might support the FM function. Again this perhaps highlights that more work needs to be done establishing the real benefits at handover and post occupancy.

## CONCERNS SURROUNDING BIM

As with any new way of working there will be some hesitation and caution. The survey highlighted two main concerns which were of equal importance to 50.5% of all respondents.

As would typically be expected the first of these relates to cost. In conversations with the industry the BIM4FM group is aware that people are not only concerned about where the initial investment cost will be made, but what the ongoing maintenance



N.B. Respondents were able to identify more than one issue.



costs of the management of the information might be.

Secondly there are ongoing concerns about how the BIM data would integrate with CAFM or building management systems. Looking at this issue, comments made by survey respondents noted that to make this happen it would be necessary to establish new ways of working across the built environment supply chain. However, others raised concerns that other professions within the BIM project supply chain might not be ready for this.

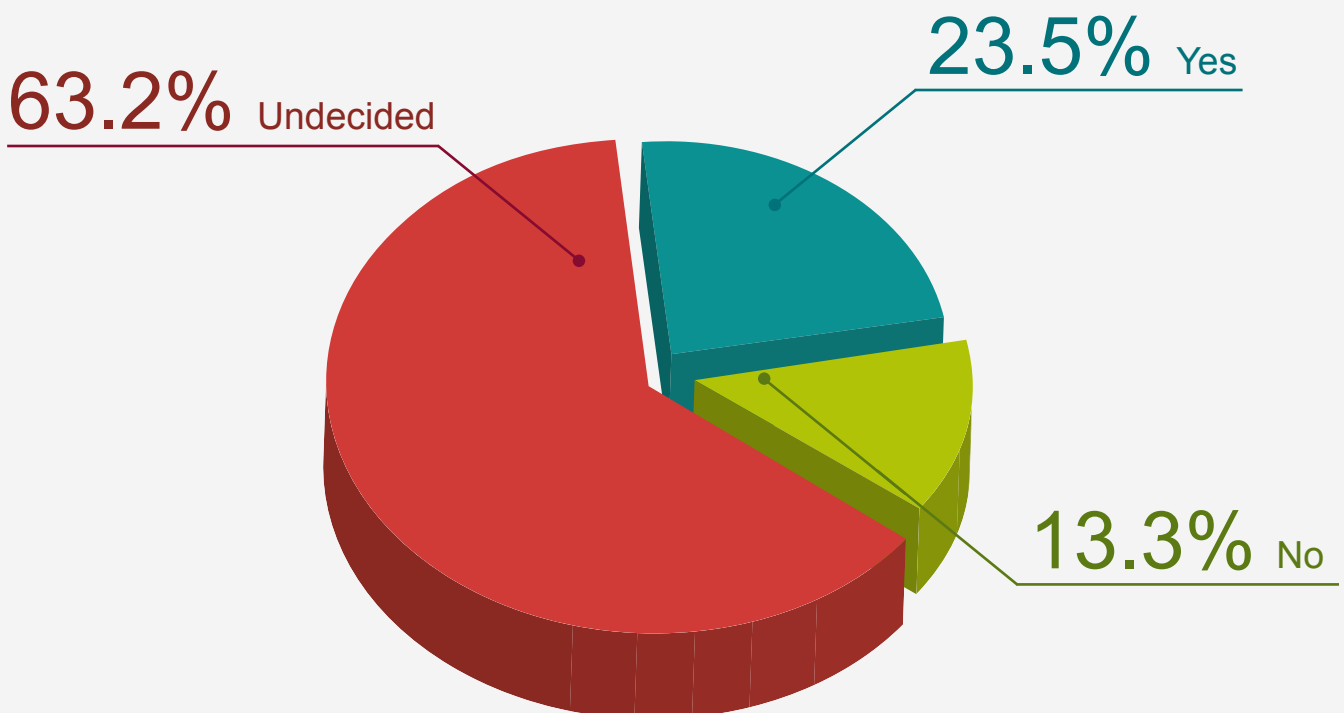
To ensure the success of BIM, these issues are something that the BIM4FM group will need to help overcome.

“  
**THE MAJORITY, 63.2%,  
ARE UNSURE OF WHETHER  
THEIR ORGANISATION  
PLANS  
TO USE BIM  
IN THE NEAR FUTURE**  
”

## BIM DEVELOPMENTS LEADING UP TO 2016

With Level 2 BIM mandated from 2016, this is a key date for everyone operating within the built environment sector. Government has already identified BIM as an important process that can improve efficiency during the construction project. With the addition of Government Soft Landings (GSL), the benefits to the operational

### IS YOUR COMPANY PLANNING TO USE BIM IN THE FUTURE?



phase are there to be exploited, and the GSL champion role is very likely to be delivered by an FM and estates professional.

Therefore, it was encouraging to see that the majority of FMs, owners and occupiers (69.0%) recognise that BIM will become increasingly important in day-to-day working practices within the next 2-3 years (if it is not already). This majority view reinforces the message that building managers, owners and occupiers recognise that BIM is definitely here to stay and is growing in importance.

However, the survey showed that there is still work to be done in this area with 31.0% of FMs seeing BIM becoming more relevant after this time period, and 9.0% of respondents questioning the value of BIM altogether.

This presents BIM4FM with an opportunity to identify and address these concerns, and demonstrate the tangible benefits for those managing a building once the construction phase has been completed.

## ACTIONS AND NEXT STEPS

From the number of responses to the survey received the BIM4FM group feels that it has a good baseline of information to work from.

Over the coming months it aims to complete a series of activities which will:

- create consistent key messages which will aim to explain the benefits of BIM and GSL as well as engaging the FM industry
- increase knowledge, understanding and competence about BIM within the individual membership organisations which form the BIM4FM group
- encourage support of other industry initiatives that will enable FMs, owners and occupiers, to be able to define and ensure relevant data is captured during the BIM process at the earliest possible stage in the construction process
- work with those responsible for developing software and technology, to ensure that the data BIM captures can be used in operations
- explain that BIM is an enabler to improve the integration of FM into any construction project
- establish how BIM can benefit the existing building stock and promote implementation

## About BIM4FM

The BIM4FM group is a steering committee made up of leading institutes, trade associations and professional bodies representing the built environment supported by the Cabinet Office Government Property Unit.

The purpose of the BIM4FM group is to champion facilities management's involvement within BIM and Government Soft Landings (GSL) projects.

Members include:

- BIS – Business, Innovation & Skills BIM Task Group
- BIFM – British Institute of Facilities Management
- B&ES - Building and Engineering Services Association
- BSA - Business Services Association
- BSRIA
- CIBSE - Chartered Institution of Building Services Engineers
- GPU – Cabinet Office Government Property Unit
- FMA – Facilities Management Association
- RIBA – Royal Institute of British Architects
- RICS - Royal Institution of Chartered Surveyors

You can join discussions and connect with the BIM4FM LinkedIn group which can be accessed via our webpage [www.bimtaskgroup.org/bim4fm-group](http://www.bimtaskgroup.org/bim4fm-group)

