

DOCUMENTATION



“There is no doubt that traditional documentation packages are evolving to take advantage of the possibilities afforded by 3D design and BIM capable software. Recent projects we have documented have realised these advantages and delivered improved outcomes for all stakeholders.”

By Angelo Pignalosa

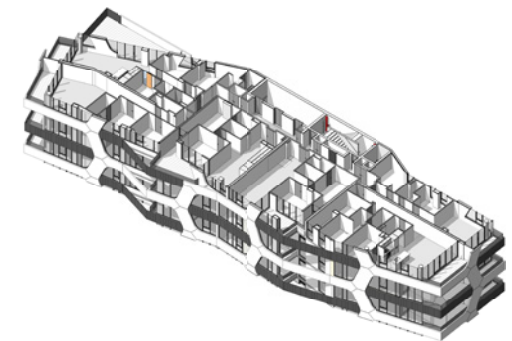
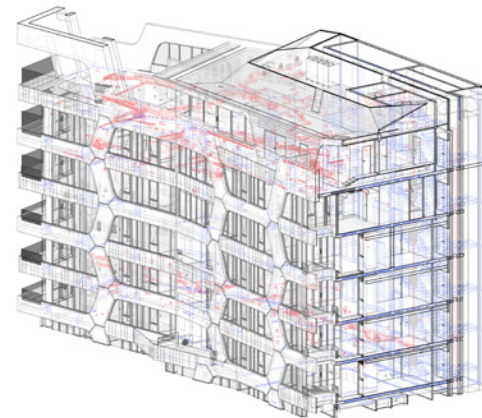


There is a growing recognition in the construction industry that documenting in 3D with BIM capable software can deliver more sophisticated and appropriate documentation for both the tender and construction phases.

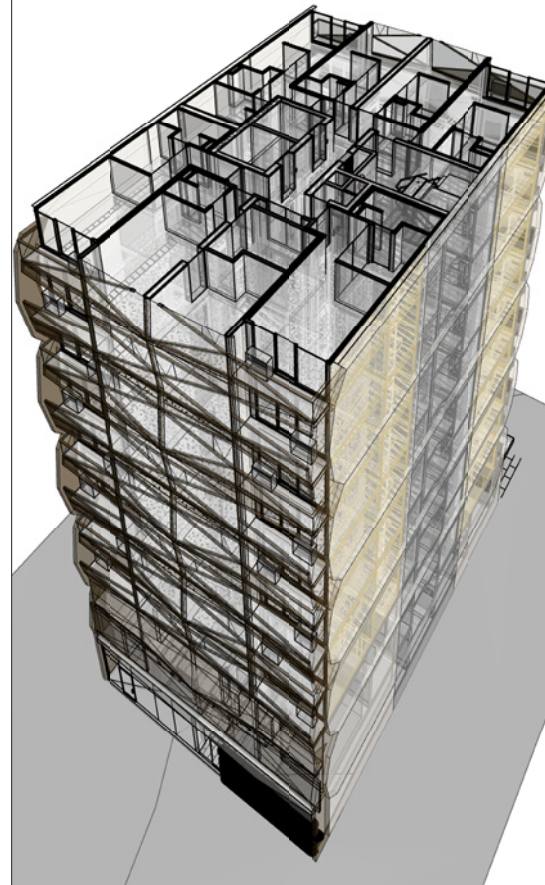
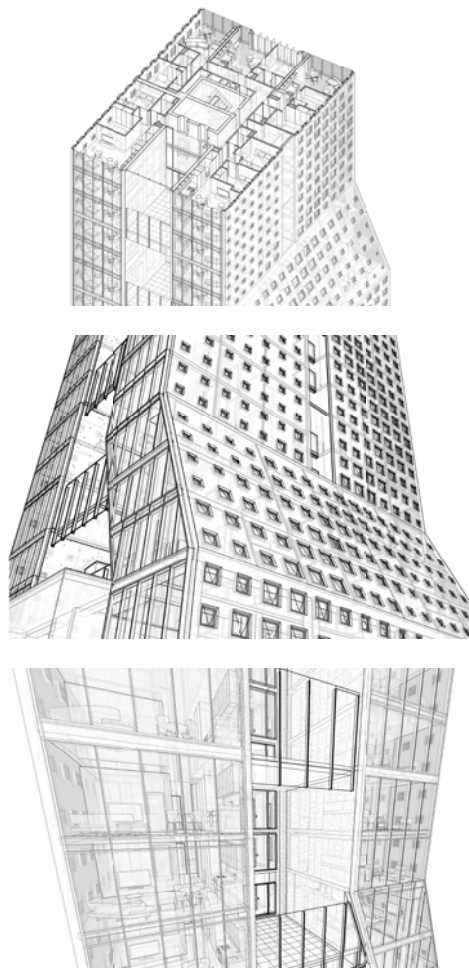
The ability to clearly show, or schedule, specific components of a building means that packages can be tailored for the sub-contractor market with much greater ease, assisting contractors and cost consultants to provide accurate cost estimates and ensure that the design intent matches the built outcome.

Traditional, two dimensional drawings showing all of the building's components on single sheets, are being replaced by a greater quantity of drawings that relate more specifically to separate trade packages with an emphasis on 3D representations and scheduling.

While the advantages offered to design consultants by 3D documentation are well understood, significant other benefits are now being exploited by clients, designers and contractors. The intelligence built into individual components is allowing cost consultants to extract information and produce more accurate cost estimates during the design phase.



Using Revit BIM software, documenters are able to quickly and easily extract and distribute detailed building information to the entire project team.



Bills of Quantities can be more accurately defined which, in conjunction with the more trade specific tender documents produced, leads to more accurate tenders with fewer qualifications.

Beyond tender, a more integrated approach to construction documentation is being adopted. Steel fabricators, for instance, have been at the forefront of 3D design documentation for a while and design teams and contractors are now benefiting from this expertise as fabricator's drawings can be fully integrated, checked and coordinated with the building model.

David Scalzo of Perri Projects, ROTHELOWMAN's client on Albert Tower, a 33-level building on Albert Road in South Melbourne, said recently, "ROTHELOWMAN's capability to engage 3D BIM software ensured better integration amongst the design consultant team and ultimately lead to the production of a high quality package for the tender process."

The evolution of documentation is not without its challenges. Current consultant agreements, building contracts and insurance policies are not ideally suited to the concept of a more collaborative and integrated design process which encompasses contractor design components.

Recognising this, significant work has been done in Europe and the USA to produce more appropriate contract types and these are increasingly being adopted by development and construction teams.

At ROTHELOWMAN, we consider the shift from the current client, design team and contractor relationships to a more holistic and integrated procurement process, as a positive development in delivering quality projects on time and to budget.

We welcome the opportunity to discuss how such practices can be implemented.

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