# GROW YOUR CONSTRUCTION BUSINESS WITH BETTER INFORMATION MANAGEMENT (BIM).

Building information modeling (BIM) is a troublesome acronym because it is not just for buildings. It can be used for industrial installations, infrastructure—any capital asset. And it is not just about modeling the data in a CAD design tool. BIM does require that the design software be data-driven rather than document-driven, so structured data about the asset can flow directly into the systems used to build and manage the asset.

The end goal of BIM is really better information management, which gives project owners a structured set of data they can use to manage a built asset over its lifecycle. But before that happens, almost every department of a contracting business touches or contributes to this data—plus external engineers, subcontractors, materials testing companies and the project owner. From the request for proposals to the contract through design revisions on down to serial numbers on each piece of capital equipment and the size of the bulb for the exit sign, asset data should be structured and well organized.

If you do offsite or modular construction, add manufacturing to this mix, including lot and even serial traceability of components and subcomponents including mechanical systems and records of which robotic welders or other equipment touch project components.

## NO MORE EXCEL AND STANDALONE TOOLS

Construction in an age of BIM requires contractors to use the 3D Model data from tools like Revit and integrate the asset data model into a construction centric ERP tool. This takes the "as designed asset structure" and pushes it through all stages of the project execution process ending up with an as "as built and maintained" structure. All this without the need for manual data manipulation or use of Excel. Construction ERP can modify and interact with the 3D Model data, automating the creation of a unified data model that can be used during construction, commissioning, years of operation and maintenance and eventual decommissioning and replacement. IFS software is structured to allow the BIM data from design tools like Revit to flow into our physical asset management processes. This is not possible when a contractor is only running finance or maybe human resources software from their ERP provider because that vendor lacks complete project financial and operational management tools. There is no-where for the asset data to go. These contractors without sufficient construction ERP lack the formal systems to deliver on their responsibilities in a BIM contract while those running IFS Applications will be able to challenge much larger competitors with antiquated systems and processes.

## ABOUT MORE THAN BIM

Better information management pays dividends beyond the ability to comply with government and project owner mandates for BIM. BIM often helps eliminate change orders later in the project because it is easier to identify incompatibilities or conflicts between elements handled by different trades and disciplines. This will support contractors as they move to adopt offsite or modular construction. Manufacturers for decades have released CAD files directly to manufacturing, and in these situations need to minimize changes after handoff to avoid work on outdated revisions. Modular contractors are more productive than those performing all work on site because:

- The structured shop environment makes better use of labor
- Work can proceed during inclement weather
- Blending manufacturing with construction gives contractors access to decades of lean methodologies and automation, key factors in manufacturing's increase in productivity

### A PHILOSOPHY RATHER THAN A PRODUCT

BIM requirements may vary by project, so the ERP solution needs to be flexible to accommodate these flexible needs. The key requirement is that construction ERP actually contain all of the information required to fill in the portions of the asset record during the materials procurement, construction, commissioning operation and maintenance phases. This includes information generated by subcontractors, material testing services and equipment vendors and lot and batch information and serial traceability where required.



This is a philosophy that demands that the information about the built asset is a critical part of the value delivered to the project owner, and it should be delivered in a structured and useful format that helps them make good decisions and get the most value out of their investment.

Having access to BIM data helps the contractor too because it can open the door to aftermarket services like facilities management contracts. This work can offer a higher margin than the initial construction project while evening out the lumpy revenue contractors often experience. IFS Applications supports all of this and more, capturing the data necessary to support project owners' asset information requirements and delivering it as required under the contract.

### CONSTRUCTION ERP FROM IFS

Learn more about how IFS gives you an advantage as you challenge market leaders for major projects and market dominance by visiting https://www.ifsworld.com/us/industries/engineering-construction-infrastructure/construction-infrastructure-industrial-services/

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