Building Information Modelling Strategy

STREIF
SUSTAINABLE BUILDING SYSTEMS

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Building Information Modelling Strategy Policy

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Introduction

This document explains how Streif UK is responding to our clients' immediate and growing expectations for BIM, whilst building our long-term BIM capability to ensure ever greater project success and benefits for all parties over time

BIM

BIM stands for Building Information Modelling which is the process of designing a building collaboratively using a coherent set of intelligent 3D computer models instead of separate sets of 2D drawings. It saves cost and time, greatly improves the accuracy of estimates, and reduces errors and rework on site to the benefit of stakeholders involved in the construction process.

Streif's BIM objectives

- To forge closer, longer- term relationships with suppliers and sub-contractors who value the benefits of BIM and can help us to develop our BIM offering.

- To lead rather than follow the BIM revolution within our sector thus stimulating new efficiencies, innovation and opportunities for all those with whom we work. We need to be at the forefront of this new way of working to ensure continuous development for our company.

- To continually set new standards for flexible, collaborative working and 'going the extra mile'. Our short lines of communication and simple effective procedures throughout our design and production process allow us to respond quickly to changes in our client's needs.

Streif's BIM Strategy

The three elements to our strategy are:

- **Best-in-class 3D software:** Our 3D CAD/CAM software Dietrich's takes our projects from design and visualization right through to production with the ability to extract multiple levels of data from our models to assist with costing and material ordering. In our view the best cross platform file exchange format is IFC and our BIM data is exported in IFC format as standard. Revit is not supported directly as it is a closed format. However, file exchange with Revit using IFC can be achieved.

- **Stringent information management:** We follow standard BIM Protocols and ensure compliance by using a consistent information management system across our office to create better central databases of information and to improve sharing and learning, and make better, more efficient use of the data embedded in the model.

- **'Production line BIM':** BIM aligns with the idea of a "production line" theory, where the construction process is split into stages, each handled by a different team. Our specialist design work can be isolated as a separate BIM model, designed in considerable detail, then exported back into the whole project model (federated model) for use by other stakeholders.

Challenges

We are working to overcome the main challenges to the adoption of BIM, which we believe include:

- Encouraging software vendors to enable easy sharing of model BIM files using formats such as IFC.
- Ensuring BIM users create models that can be shared with others from the start, particularly ensuring that all elements and objects have the correct data embedded for other users to access.
- Encouraging the use of AEC Protocols, thus avoiding individual systems that are not comprehensible to others. Uniclass or a similar industry standard should be agreed upon, finalised and adopted as a common coding for objects and elements.
- Overcoming resistance along the value chain to collaborative working.

Bill Treves
Managing Director
January 2024