BIMCOMMUNITY AFRICA

Raising the BIM tide

Better Information Management

... and digital project delivery

Non-Profit Company

When the tide comes in...

... all the boats rise

Raising the BIM tide

BIM COMM UNITY AFRICA

BIM COMMUNITY AFRICA

- ✓ ***Non-profit***
- ✓ ***Neutral***
- ✓ ***Community Driven***
- ✓ ***Passionate about better delivery of projects and achievement of value to users through Better Information Management***

Raising the BIM tide

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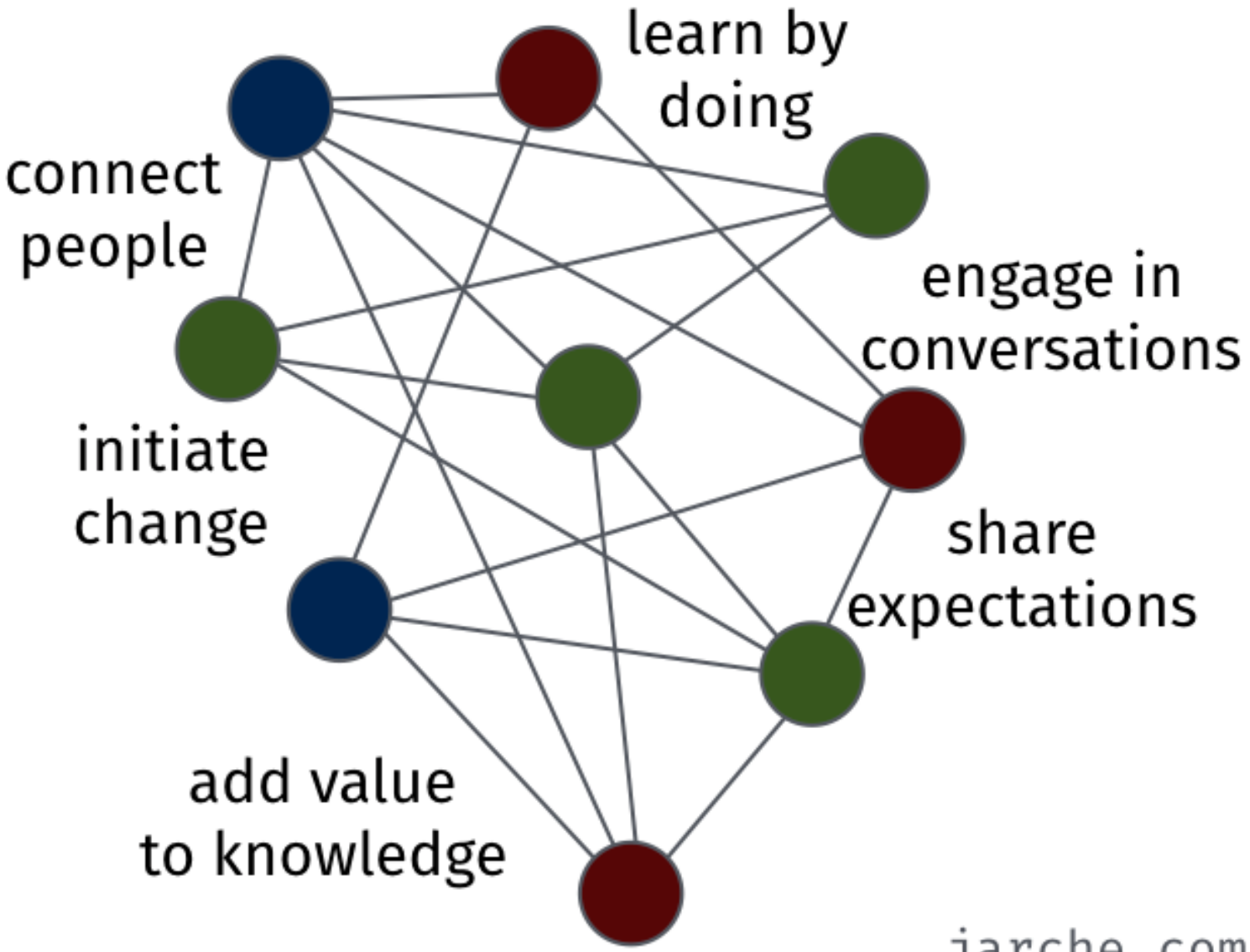
Raise the BIM Tide

- Conferences to Create Awareness
- Encourage participation and connect people with each other
- Technical workshops about the practicalities of BIM on all levels

Making the (BIM) network smarter



COLLABORATIVE BIM IMPLEMENTATION

ESTABLISHING BEST PRACTICE GUIDELINES FOR DIGITAL INFRASTRUCTURE DELIVERY IN SOUTH AFRICA

The BIMCommunityAfrica held its 5th Convention for a Digital eSouth Africa (CoDE•SA) in October 2024 under the theme "Building the Machine – practical solutions towards digital transformation of the Engineering and Built Environment." This set the stage for transformative digital adoption in South Africa's construction industry. **By Amanda Filtane and Richard Matchett, BIMCommunityAfrica**

The focus was clear: to "build the machine" for effective BIM implementation three pivotal priority areas need to be addressed, namely policy, process, and technology. These are all interconnected and essential components of the machine for achieving a cohesive and future-ready built environment that can adapt to digital project delivery practices. Digital infrastructure efficiencies are essential for South Africa to drive economic growth, manage urbanisation, and improve sustainability.

The country's infrastructure sector, critical for development, often faces delays and cost overruns due to outdated processes. Continued demand for efficient infrastructure, and digital solutions like BIM enable better planning, delivery and operations through resource optimisation and virtual simulations models. Implementing sustainable practices is also crucial for South Africa, as digital tools aid in the lifecycle management and maintenance of assets.

Therefore, the purpose of the convention, through guided conversations, engagements, International Standards and best practice examples, was to collectively map out the specific requirements to realistically support BIM adoption going forward.

Skills, staffing, professionalisation and standard reform (Policy field)

Addressing the skills gap is fundamental. Research shows that a significant barrier to BIM adoption in South Africa is the shortage of qualified personnel and training opportunities. Studies highlight that firms often lack structured BIM education and professional development pathways, which limits their ability to integrate digital processes effectively. As seen in global best practices, formal certifications and competency frameworks are essential to professionalise and standardise BIM skills within the industry.

Establishing continuous training programmes and aligning them with academic curricula will create a consistent pipeline of BIM-ready professionals. This integration ensures the construction workforce is not only familiar with BIM tools, but also adept at utilising them in practical settings.

Policies must also be updated to incorporate BIM practices into municipal standards and project procurement processes. By mandating BIM in municipal projects, municipalities can lead by example, demonstrating the efficiency and transparency that digital processes bring. Engagement with regulatory bodies like the Construction Industry Development Board (CIDB) will be pivotal in setting these standards and gaining industry-wide buy-in for policy changes.

Clients, asset owners and facilities managers: Collaborative contracting and procurement requirements (Process field)

Collaboration is another cornerstone for BIM's success. Contractual frameworks need to evolve to accommodate digital information sharing, enabling a collaborative environment where asset managers, facility managers, designers, and contractors work seamlessly. Evidence from local studies suggests that current procurement processes are not aligned with the demands of digital integration, making it necessary for clients to specify BIM requirements in project tenders and contracts.

Information management and open libraries (Technology field)

Shared information resources, including open libraries of digital content tailored to South Africa's needs, are crucial for scaling BIM. Establishing an open library would standardise information and improve consistency across projects, reducing rework and enhancing efficiency. Information management must also align with best practices to ensure data is accessible, interoperable, and reliable.

To truly build a functional "machine" technological frameworks need to prioritise interoperability and open-source approaches. This ensures that different software platforms can communicate, reducing silos and enabling cohesive project management. An emphasis on open libraries will also support localised content creation, enhancing the relevance of digital models to South African contexts.

Action plan: Working groups and collaborative efforts

The convention concluded with the establishment of working groups to focus on each priority area. These groups will produce tangible outputs by the next meeting in March 2025. To ensure wider participation and industry alignment, awareness letters will also be sent to relevant organisations – public and private, councils, as well as clients, to garner support and an action agenda towards South Africa's digital (BIM) transformation.

Conclusion

The BIMCommunityAfrica's strategic approach aligns with international best practices while tailoring solutions to South Africa's unique context. By addressing skills development, aligning procurement processes, and establishing a foundation for shared information management, we are collaboratively setting the stage for a digitally transformed and efficient construction industry.

The progress made through these conventions and subsequent actions is documented and shared via the BIMCommunityAfrica website (www.bimcommunity.africa/bimcodesa), providing a platform for ongoing learning and development across the industry.

The strength of the collective voice within BIMCommunityAfrica is instrumental in driving industry-wide transformation through the BIM CoDE•SA initiative. With participants including clients, consultants, contractors, regulatory bodies, researchers, educational institutions, and voluntary associations, the initiative encompasses the full spectrum of industry expertise and perspectives. This collaborative and inclusive environment enables the co-creation of best practice guidelines that are comprehensive and responsive to the needs of all stakeholders.

By uniting such a diverse range of voices, as an open, sharing organisation, BIMCommunityAfrica ensures that the standards and methodologies developed are practical, evidence-based, and aligned with the realities of the South African construction landscape. This collective engagement builds momentum, setting the foundation for the widespread adoption of digital practices and fostering excellence in infrastructure design, delivery and operations. ■

Dr Amanda Filtane, Lecturer, Department of Construction Economics and Management, University of Cape Town

Richard Matchett, Lead: Digital at Zutari

Effective BIM implementation requires addressing three pivotal areas, namely process, policy, and technology

For further information, contact angela@bimcommunity.africa

Raising the BIM tide BIMCOMMUNITY AFRICA

BIMCommunityAfrica held its 5th Convention for a Digital eSouth Africa (CoDE•SA) in October 2024, which was attended by practitioners from across the built environment industry

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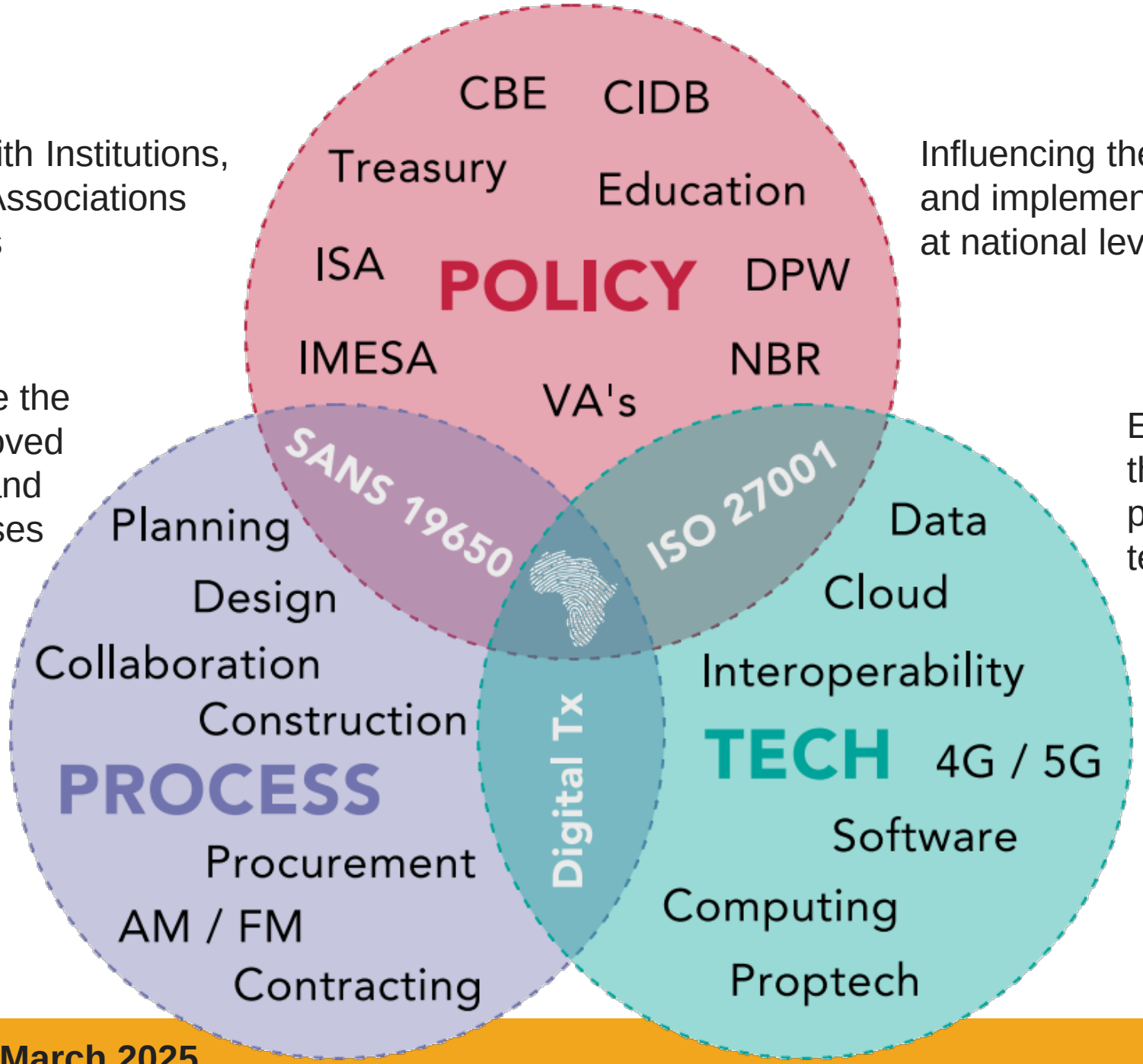
Partnering with Institutions, Authorities, Associations and Councils

Influencing the creators and implementers of policy at national level

Collaborating to guide the development of improved information delivery and management processes

Engaging with the vendors and producers of technology



Raising the BIM tide

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FRICA

Lack of cohesion and engagement in the private sector	No Government drive	Limited engagement from Professional Bodies	Outdated academic programmes
Collaborative private sector	Strong Government support and mandates	An integrated Professional Bodies approach	Academic programmes which reflect current practices
Historical briefs and processes	Absence of cross-industry organisms	Lack of new regulations	Erratic skills levels
Future-focused briefs, processes and systems	Flourishing cross-industry initiatives	Regulations aimed at reflecting and supporting development needs	Continuous skills development and knowledge share

Raising the BIM tide

Introductions:

Hi, my name is …

I work at / for ….

My interest in this workshop is ….

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B I M

Building Information Modelling

Better Information Management

Raising the BIM tide

Health and Safety Stats

Change Management

Cost models

Information Standards

Organisation KPIs

Predictive Maintenance

Sustainability goals

Project requirements

Maintenance schedules

Energy Performance Certification

Information… so much to think about!

Asset Registers

Engineering specifications

ESG reporting

Knowledge Management

Project planning

Enterprise management

Facilities management

https://insights.regenesys.net/

1.0 — **1780 – Mechanisation**
Industrial production based on machines powered by water and steam

2.0 — **1870 – Electrification**
Mass-production using assembly lines

3.0 — **1970 – Automation**
Automation using electronics and computers

3.5 — **1980 – Globalisation**
Offshoring of production to low-cost economies

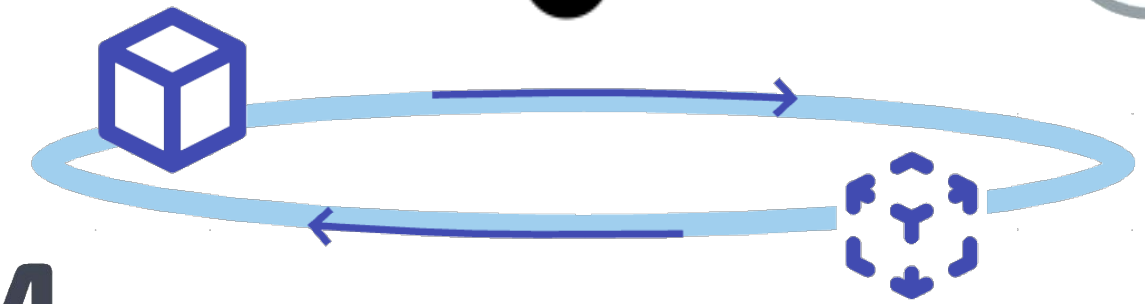
4.0 — **Today – Digitalisation**
Introduction of connected devices, data analytics and artificial intelligence technologies to automate processes further

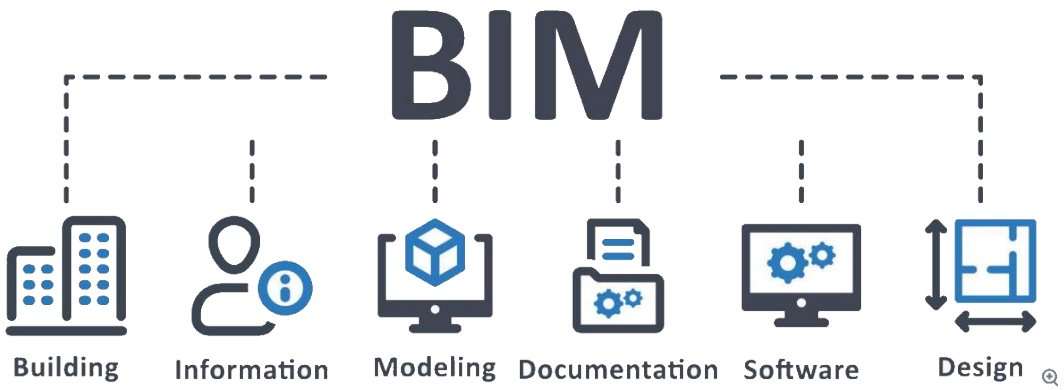
Digitalisation

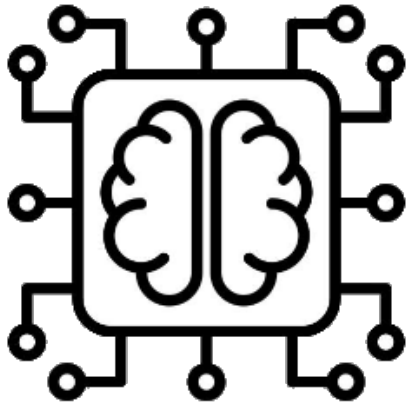
5.0 — **Future – Personalisation**
The fifth industrial revolution, or Industry 5.0, will be focused on the co-operation between man and machine, as human intelligence works in harmony with cognitive computing. By putting humans back into industrial production with collaborative robots, workers will be upskilled to provide value-added tasks in production, leading to mass customisation and personalisation for customers

https://7wdata.be/

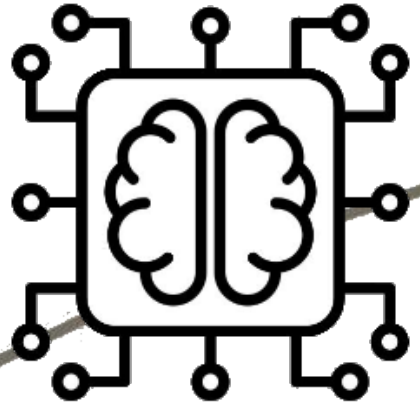
Key Trends driving the change



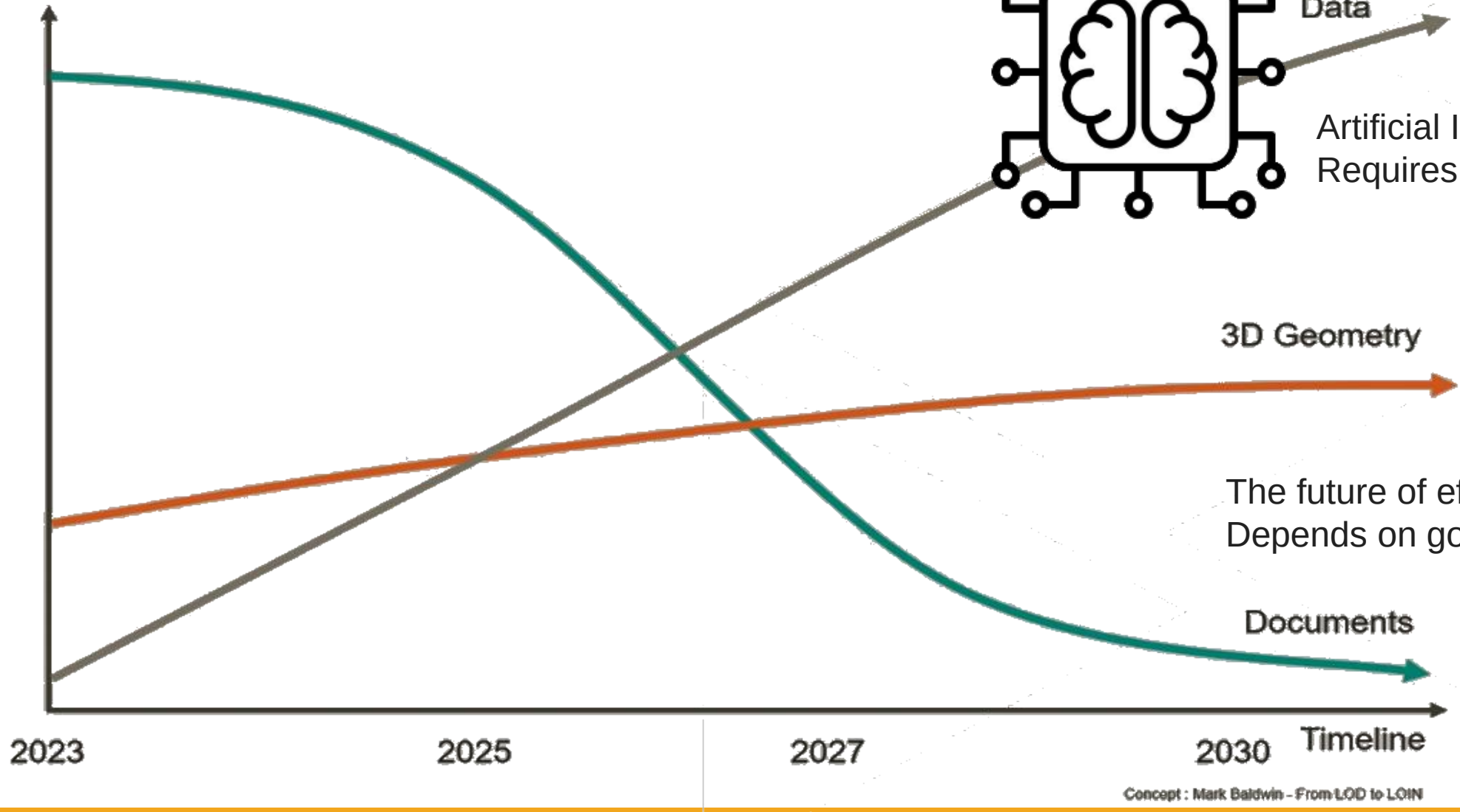




Ok… So What…?



Artificial Intelligence also
Requires good information



The future of effective operations
Depends on good information

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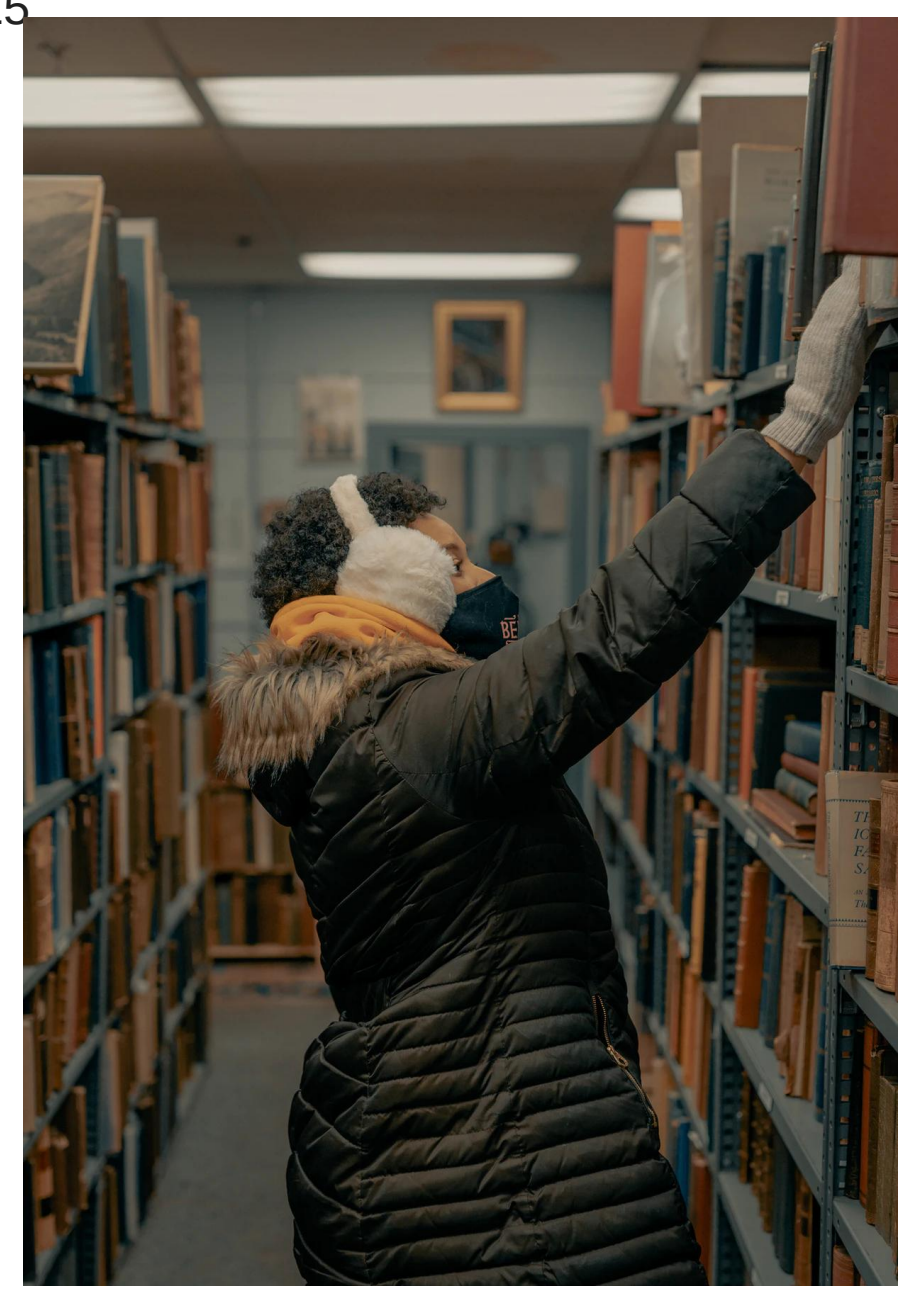
The uncomfortable truth….



Raising the BIM tide

- OEM Operators Manual
- 3D Component view and parts list
- Configuration and Installation Record
- Commissioning record and Warrantees
- Trouble Shooting Guide
- Keyplan of installations
- Maintenance Schedule

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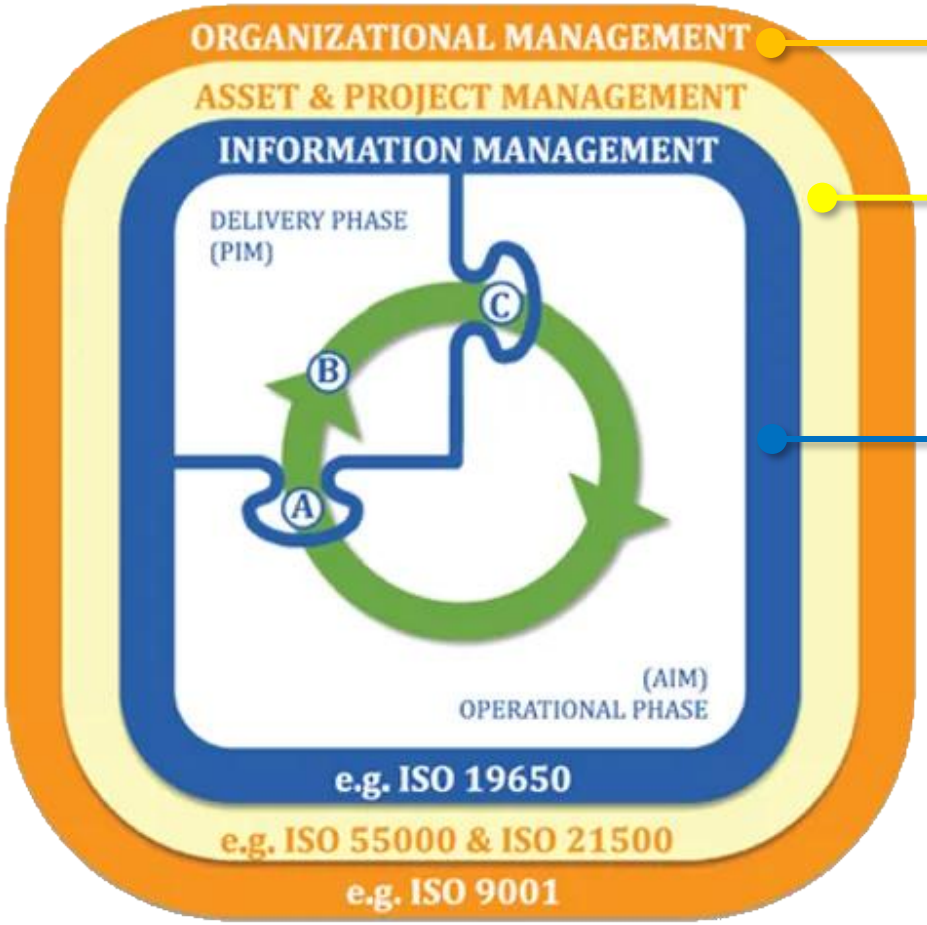
The SANS19650 process and its role in bridging between design, construction and operation in the Built Environment(s).

Raising the BIM tide

The SANS19650 process and its role in bridging between design, construction and operation in the Built Environment(s).

What is SANS 19650?

What is the SANS 19650, and what does it say about construction and BIM?



SANS 9001 ensures that project deliverables meet quality standards

SANS 55000 aids in managing equipment, facilities, and infrastructure assets efficiently.

ISO 21500 provides guidance on project management

SANS 19650 enhances collaboration among stakeholders through standardized BIM practices.

Delivery

Follow **SANS 19650** to ensure delivery of

- ✓ the right information
- ✓ to the right party
- ✓ at the right time.

By integrating these standards, organizations can achieve better alignment of their processes, improve project execution and stakeholder satisfaction, and enhance overall operational excellence.

SANS 19650 in a nutshell

- Define agreed information objectives (owner, operator, employer)
- Integrate the information objectives into the planning and procurement stages
- Plan and execute the project and create the digital deliverables and construct the physical assets simultaneously
- Commission and handover BOTH the physical and the virtual assets.

SANS 19650 is all about information

Outcomes based approach

Possible Examples…

- Define agreed information objectives (owner, operator, employer)
  - ✓ *Need: Information exchange triggers*
  - ✓ *Need: FM-led technical specs*
  - ✓ *Need: Operations ready hand-over information*
- Integrate the information objectives into the planning and procurement stages
  - ✓ *Information Requirement in Tender Docs,*
  - ✓ *Common Data Environment ready,*
  - ✓ *Proven capability and capacity to deliver*
- Plan and execute the project and create the digital deliverables and construct the physical assets simultaneously
  - ✓ *Delivery Team follows agreed Execution Plan*
  - ✓ *Work consistently and collaboratively*
  - ✓ *Information quality checks prioritised*
  - ✓ *Information exchange centralised and traced*
- Commission and handover BOTH the physical and the virtual assets.
  - ✓ *Review and accept the Project Information (PIM)*
  - ✓ *Integrate the PIM into the Asset Information Model*

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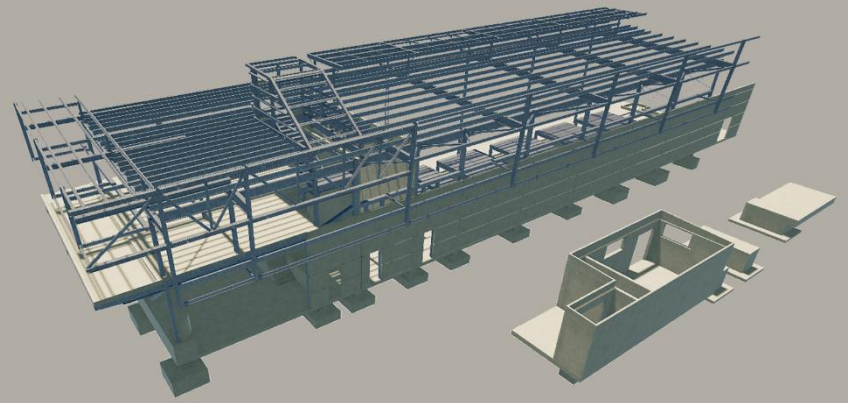
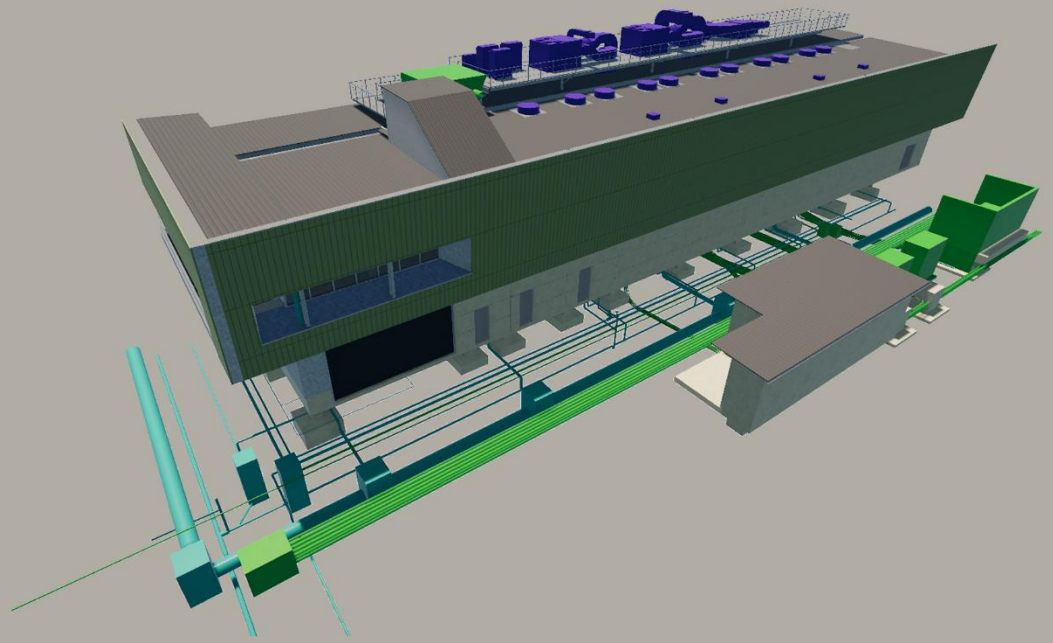
The SANS19650 process and its role in bridging between design, construction and operation in the Built Environment(s).

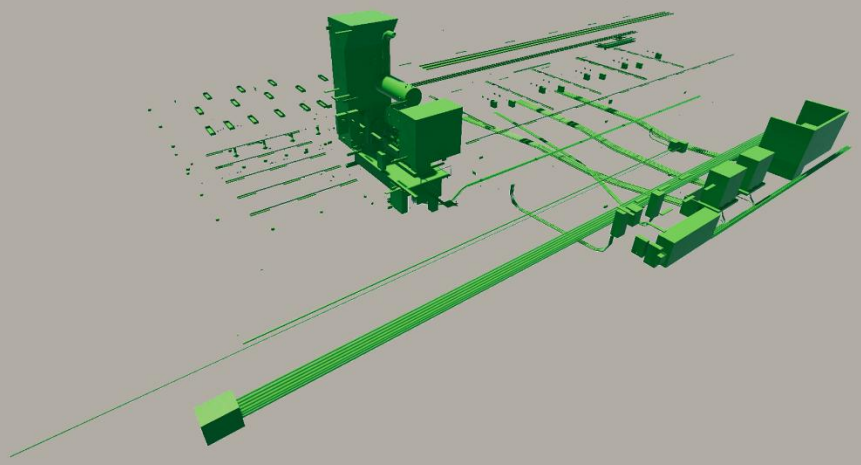
What is SANS 19650?

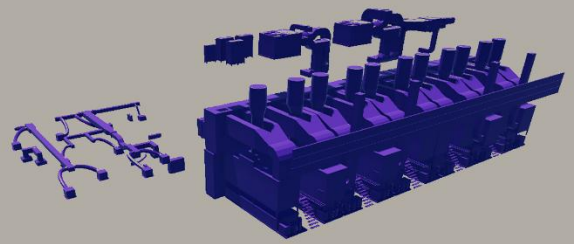
How is info. created in design and construction?

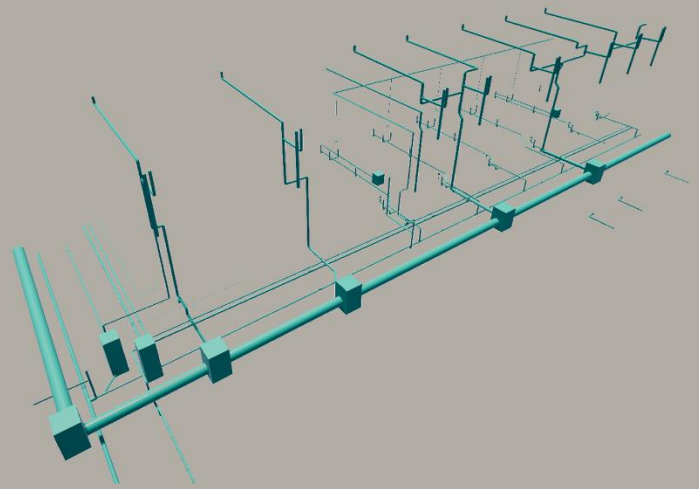
Raising the BIM tide

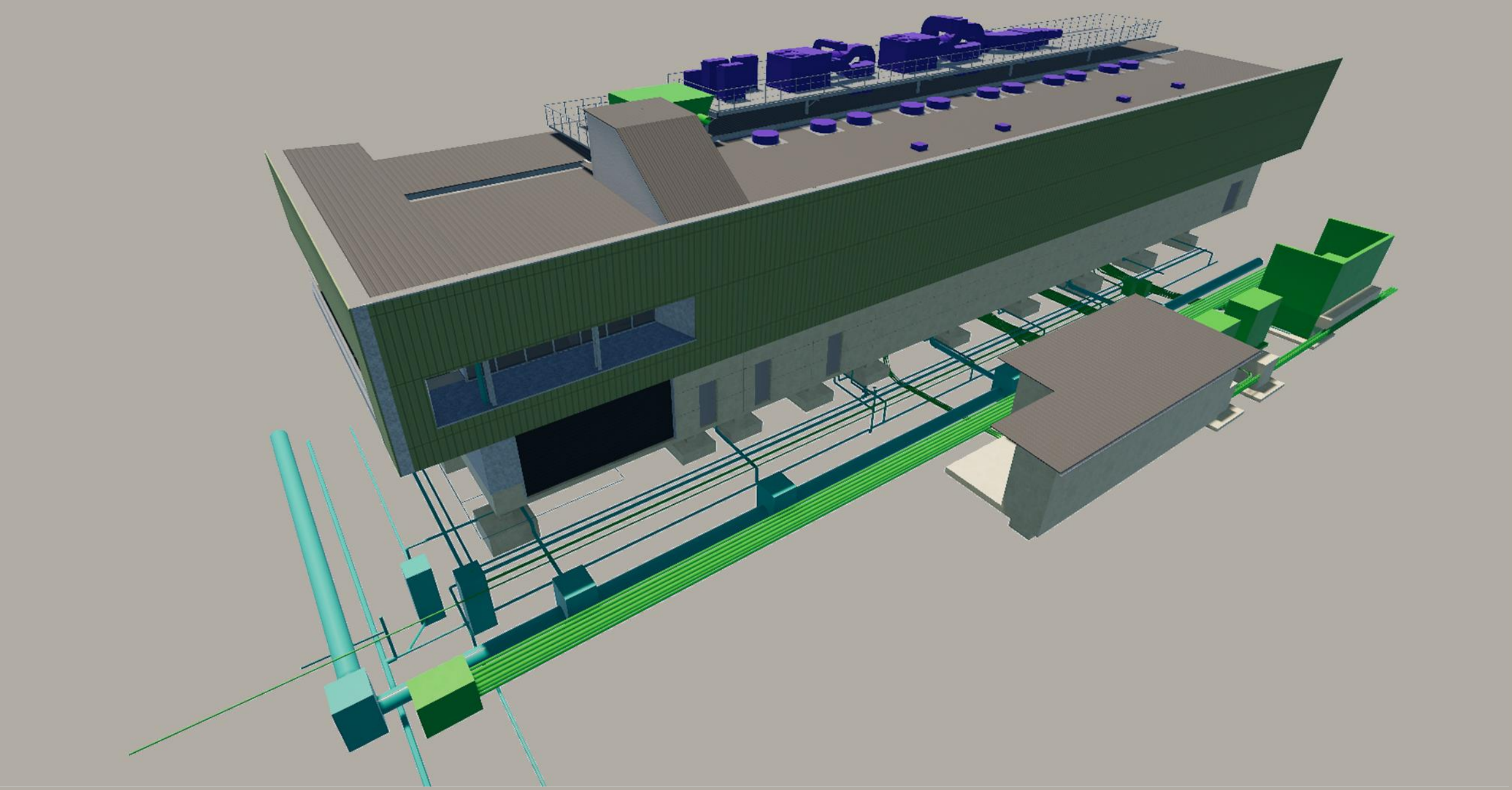


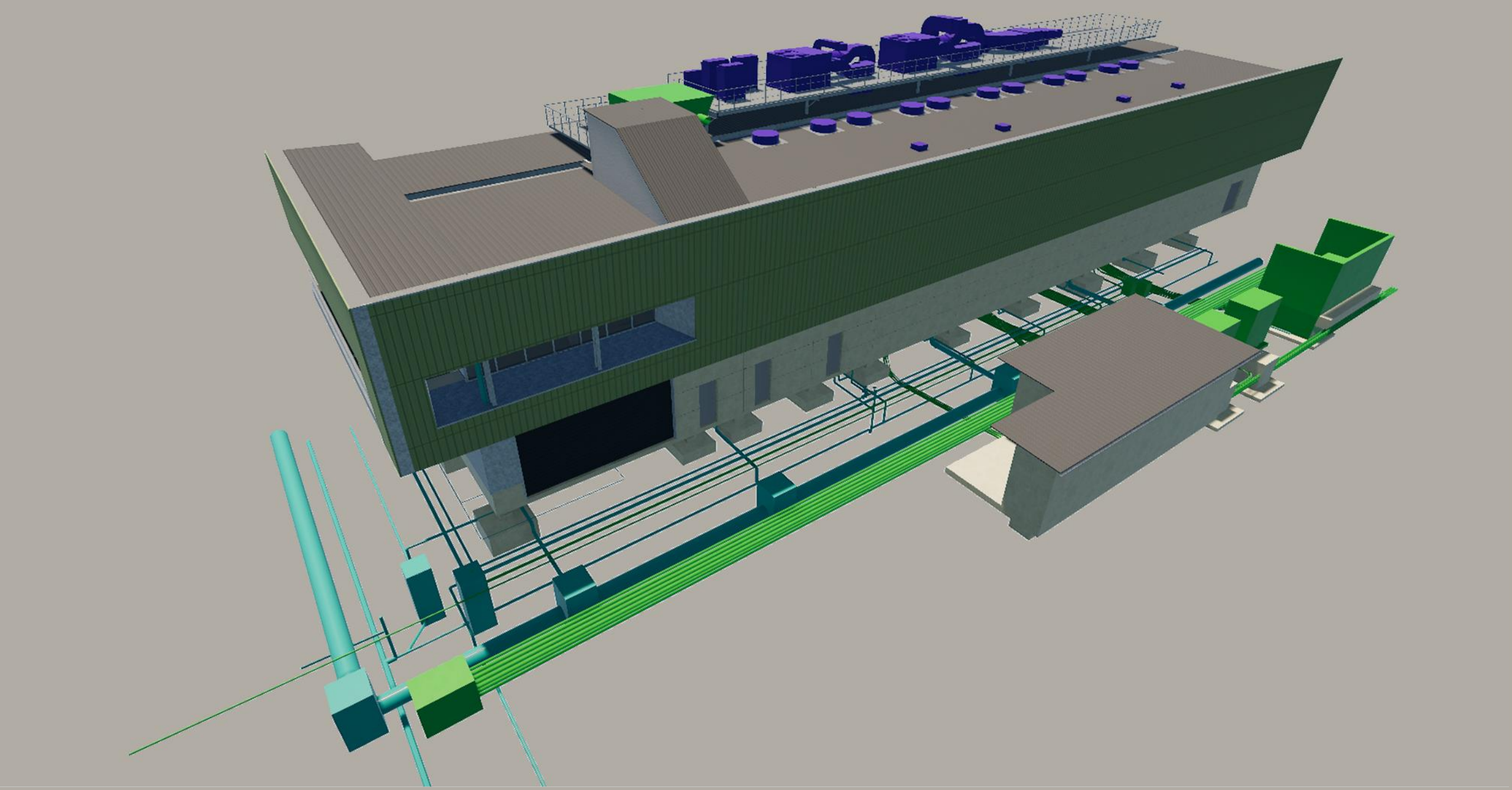


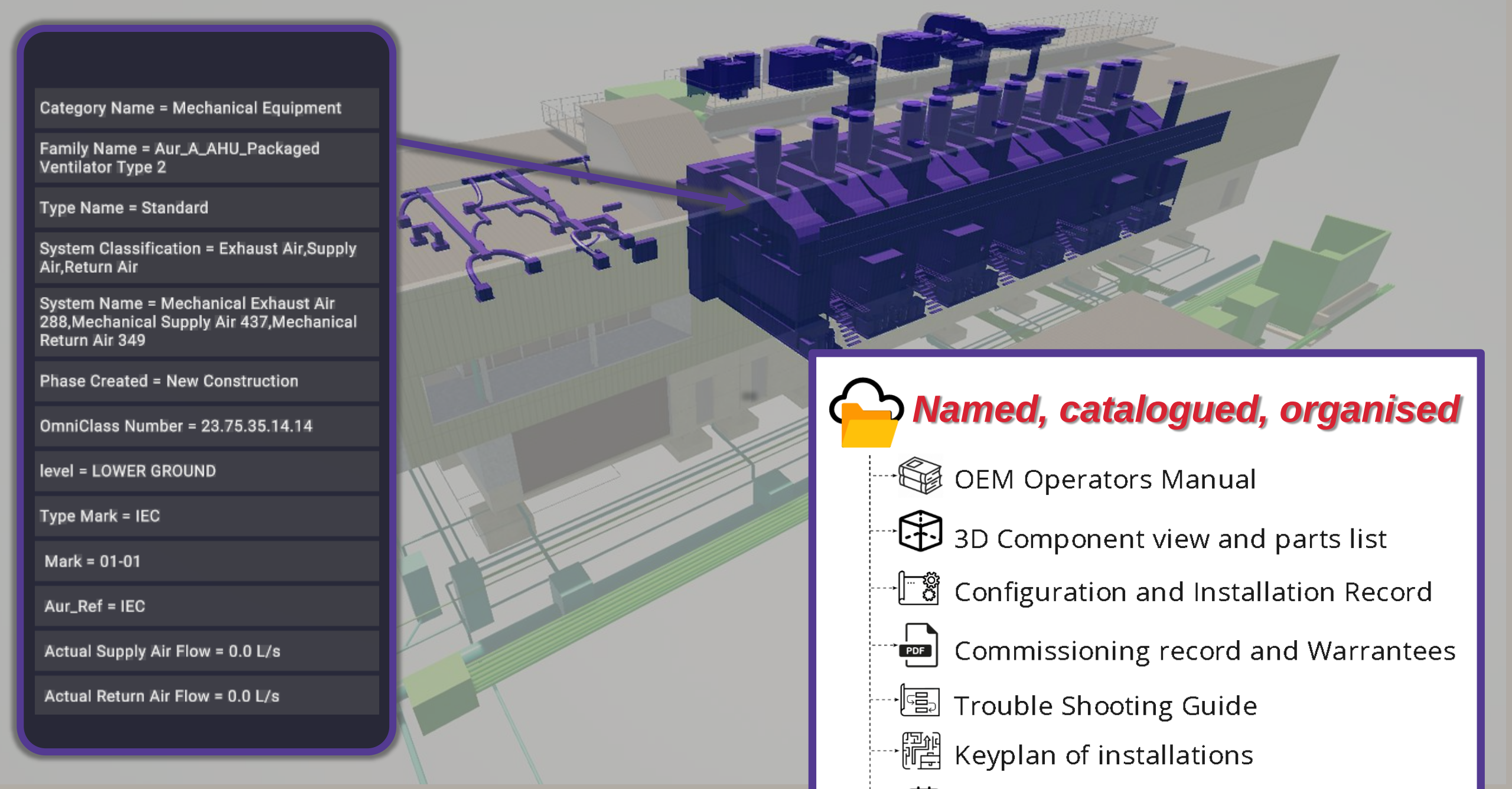








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Family Name = Aur_A_AHU_Packaged Ventilator Type 2
Type Name = Standard
System Classification = Exhaust Air,Supply Air,Return Air
System Name = Mechanical Exhaust Air 288,Mechanical Supply Air 437,Mechanical Return Air 349
Phase Created = New Construction
OmniClass Number = 23.75.35.14.14
level = LOWER GROUND
Type Mark = IEC
Mark = 01-01
Aur_Ref = IEC
Actual Supply Air Flow = 0.0 L/s
Actual Return Air Flow = 0.0 L/s
Named, catalogued, organised
OEM Operators Manual
3D Component view and parts list
Configuration and Installation Record
PDF
Commissioning record and Warrantees
Trouble Shooting Guide
Keyplan of installations
Maintenance Schedule

The Development Cycle

Growth of Knowledge

Lifecycle Optimisation

Facilities Management

Occupation and Operations

Commissioning

Planning

Conceptual Design

Design and Engineering

Procurement

Construction

Image adapted from www.tekla.com

CAPEX stage to OPEX Stage

The changing players

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Lifecycle Optimisation

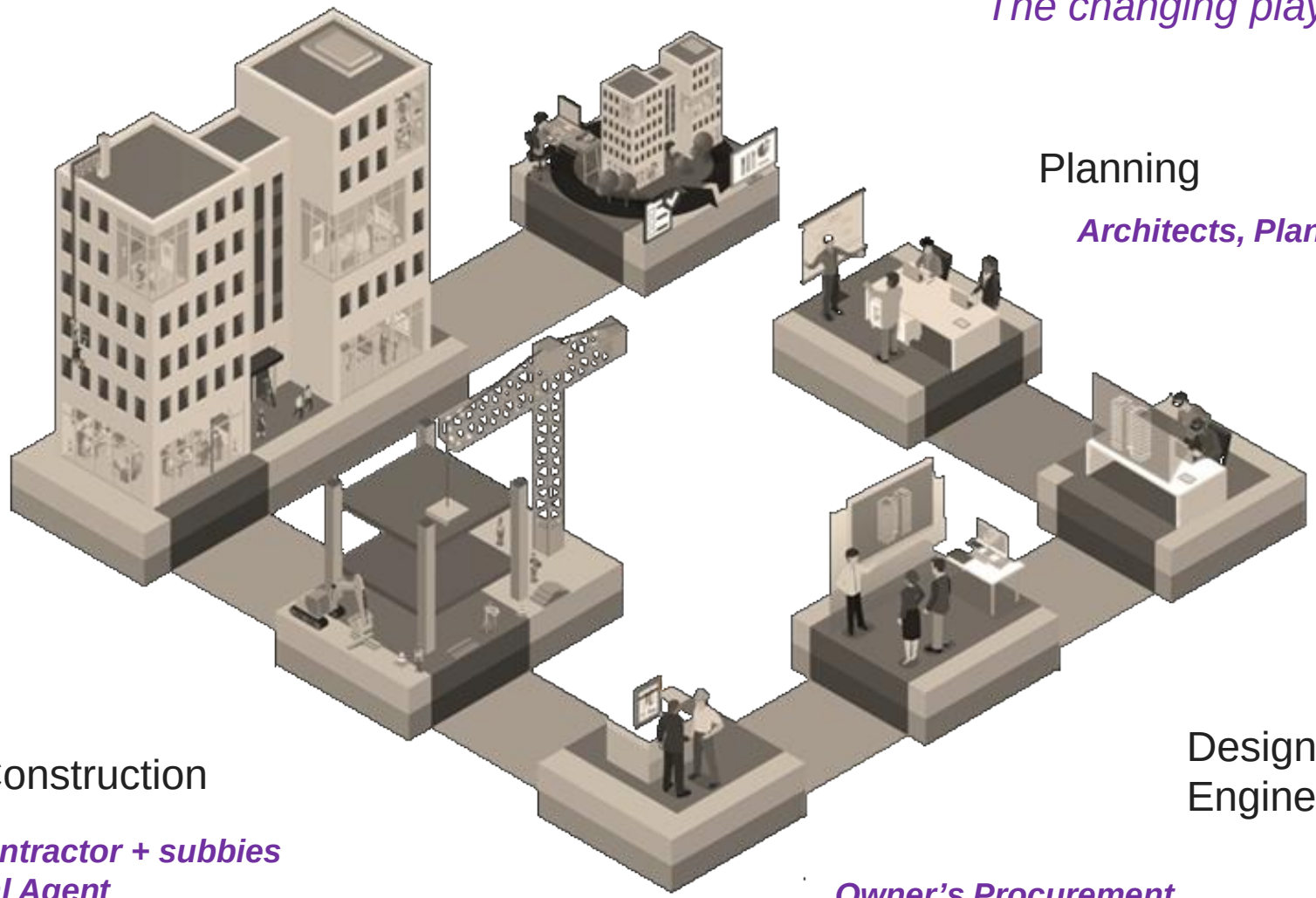
Owner, Consultants

Facilities Management

FM Contractor

Occupation and Operations

Owner, Operator
Tenants



Planning

Architects, Planners

Conceptual Design

Architects, Engineers

TRANSITION

Commissioning

Main Contractor + subbies
Principal Agent
Engineering Consultant

Construction

Main Contractor + subbies
Principal Agent
Engineering Consultant

Procurement

Owner's Procurement Professional Team

Design and Engineering

Architects, Engineers

Image adapted from www.tekla.com

Facilities Management

Rapid response
Proactive Maintenance
Tenant care and service
Workforce Management

Asset Management

Portfolio Management
Data driven decisions
Management of changes
[where is the info?]
Expansion, modification,
Repurpose, demolish

Lifecycle Optimisation

LEED / BREEM Ratings
Regulatory requirements
ROI of investment

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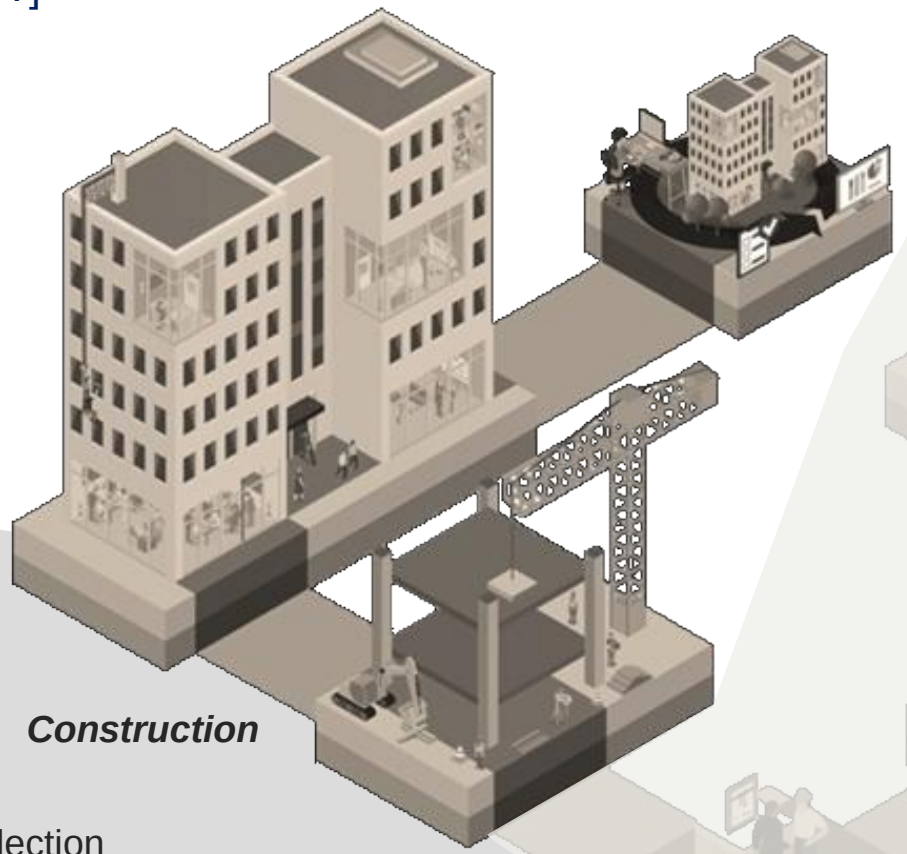
Occupation &
Commence Operations

TRANSITION

Hand-over Documentation

Asset Information



Commissioning

As-Built Records
Survey data and drawings
Taking over certificates
P&ID of Plant and equipment
OEM Manuals & Warrantees

Supervise, witness, accept

Construction

Shop Drawings vs Design intent
Required changes, queries, amendments
Final equipment, material and finishes selection
Detailed installation by trades,
Utilities buried, covered by landscaping and paved areas
Services covered by cladding and ceilings

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Asset Information = 2D,3D, docs and data

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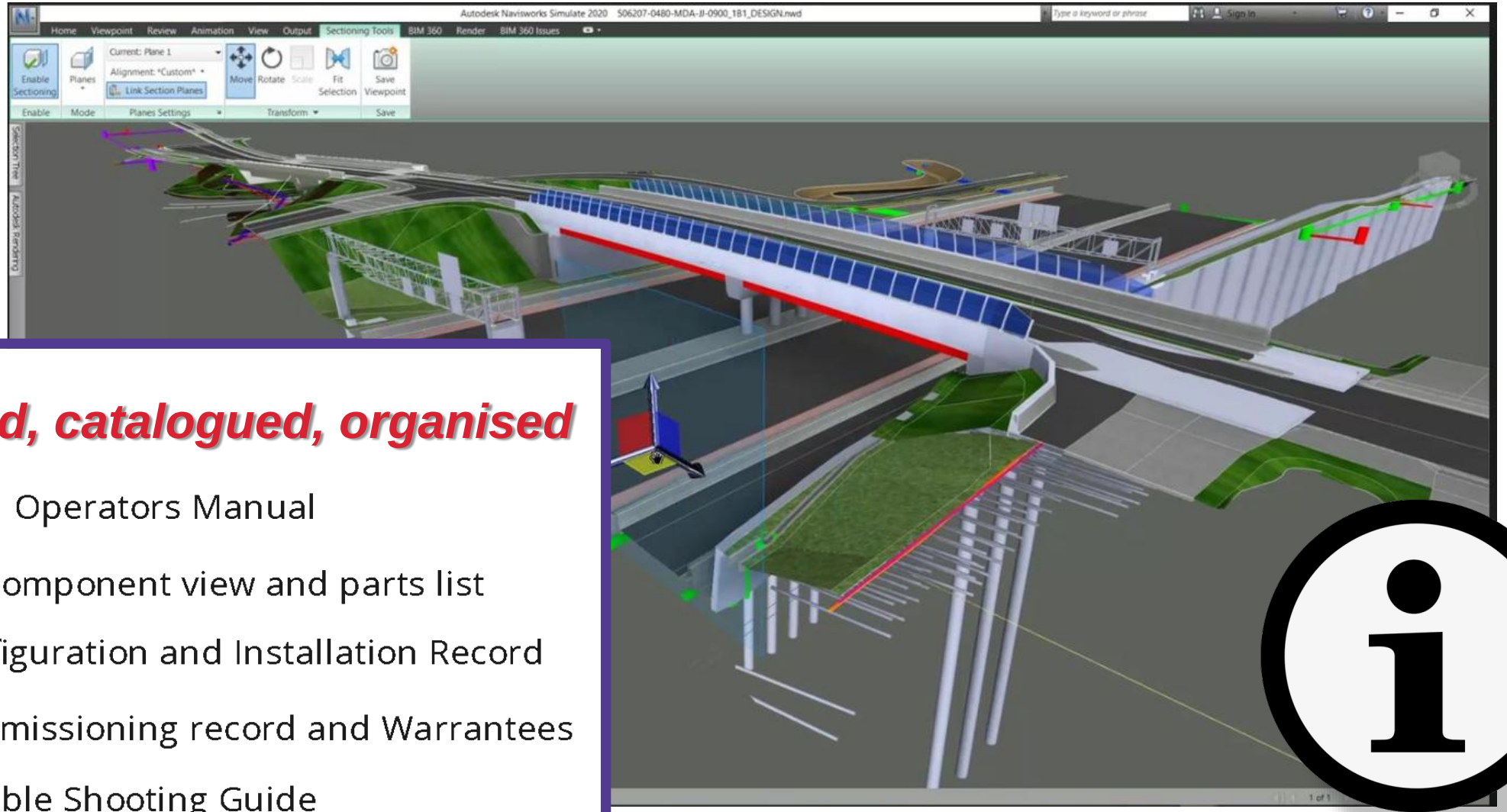

Named, catalogued, organised

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Raising the BIM tide

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The SANS19650 process and its role in bridging between design, construction and operation in the Built Environment(s).

What is SANS 19650?

How is information created in construction?

It’s a team effort, according to SANS 19650

Raising the BIM tide

Who are the key people involved in construction and operations?

Key Stakeholders

Corporate Management

Asset Managers

Asset Operations

Project Managers

Professional Team

Contractor

What is Construction about?

Key Stakeholders | Corporate Management | Asset Managers | Asset Operations | Project Managers | Professional Team | Contractor

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CAPEX – get it built!

Operations – ensure the ***full potential value is realised***

Design | Build | Operate and Maintain, Upgrade, Expand, Retire

Handover

3D design, improved efficiencies and collaboration during CAPEX phase

Better information during OPEX phase = more effective operation and higher value to the Asset Owner and Asset Benefactors

Construction is about enabling value in the long term

Raising the BIM tide

How does the ISO impact the way we deliver projects?

Key Stakeholders | Corporate Management | Asset Managers | Asset Operations | Project Managers | Professional Team | Contractor

BIMCOMMUNITY AFRICA

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Raising the BIM tide

Key Stakeholders

Corporate Management

Project Managers

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BIMCOMMUNITY AFRICA

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Design

Build

Operate and Maintain, Upgrade, Expand, Retire

3D design, improved efficiencies and collaboration during CAPEX phase

Handover

Better information during OPEX phase = more effective operation and higher value to the Asset Owner and Asset Benefactors...

Really?

Asset Managers

Asset Operations

Raising the BIM tide

And ours too!

Key Stakeholders | Corporate Management | Project Managers | Professional Team | Contractor

CAPEX – get it built!

Operations – ensure the *full potential value is realised*

Design | Build | Operate and Maintain, Upgrade, Expand, Retire

Handover

You need to cater for our information needs from the start!

Asset managers | Asset Operations

Feed-back the lessons learned and knowledge gained from operations

Key Stakeholders

Corporate Management

Project Managers

Define the Organisational Information Requirements

Professional Team

Contractor

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Project Information Requirements

CAPEX – get it built!

Operations – ensure the *full potential value is realised*

Design

Build

Handover

Operate and Maintain, Upgrade, Expand, Retire

Define Asset Information Requirements

Asset Managers

Asset Operations

Incorporate lessons learned and knowledge gained from operations

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Key Stakeholders

Corporate Management

Project Information Requirements

CDE

Project Managers

Professional Team

Contractor

CAPEX – get it built!

Operations – ensure the *full potential value is realised*

Design

Build

Handover

Operate and Maintain, Upgrade, Expand, Retire

Asset Managers

AIM

Asset Operations

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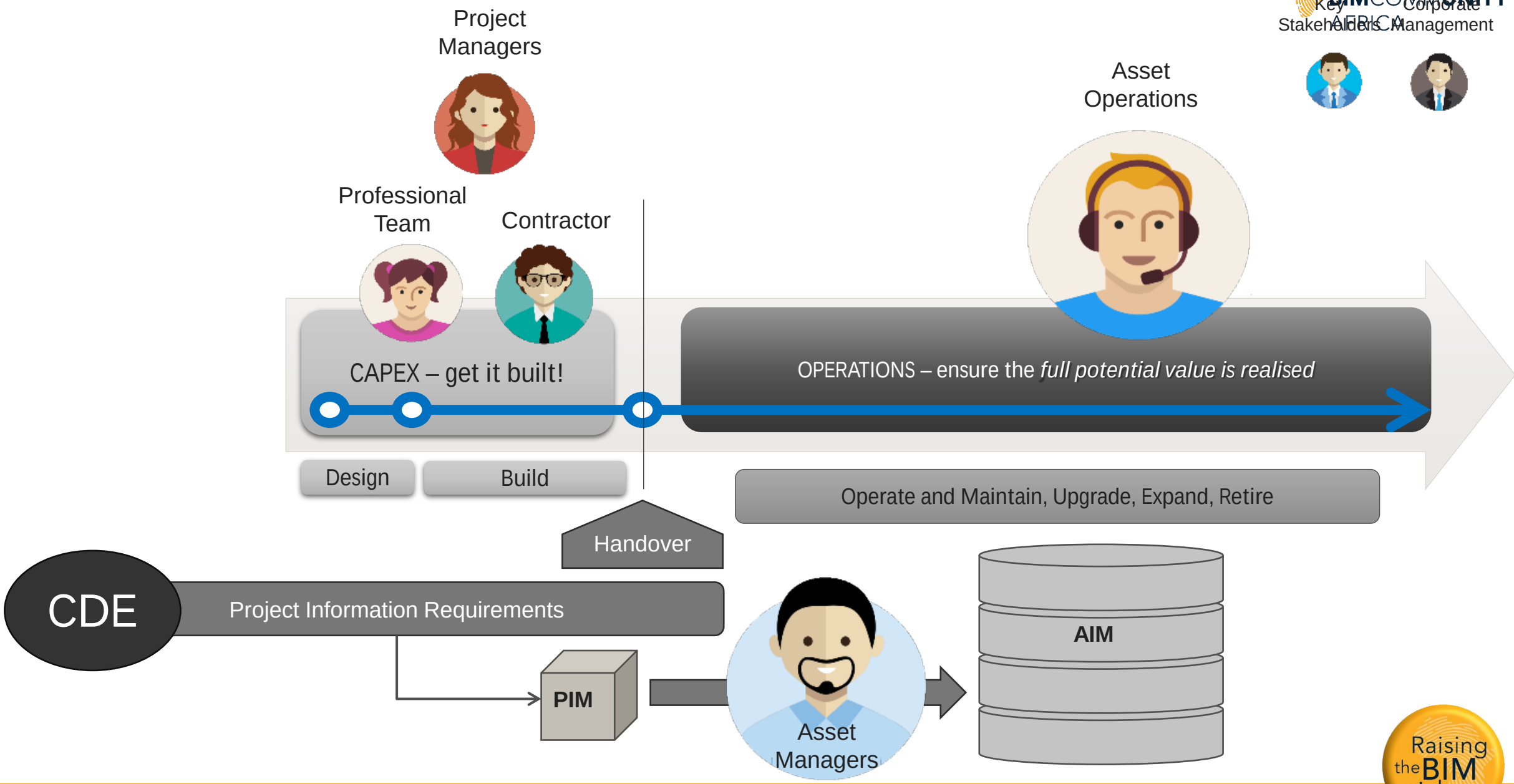


You need collaborative teams, following collaborative processes

Key Stakeholders	Corporate Management	Asset Managers	Asset Operations	Project Managers	Professional Team	Contractor
						
						
						
						
						
						
						

Assessment and Need → OIR, AIR, AIM definition
This is where you must define your information requirements, BEFORE the project is procured

Project Initiation → PIR definition → PIM Spec
Establish a common understanding of what, why, how, when and who will create information during the project

Procurement
Employer requirements (PIR and EIR) → Issue Tender. Parties respond, Client evaluates and appoints.

Project Execution
Design, construct and install the required assets, *while producing the Project Information Model (PIM)*

Handover and Acceptance of the PIM
Review and approve, (or reject and return) the PIM in line with the PIM Spec, in parallel with the physical commissioning

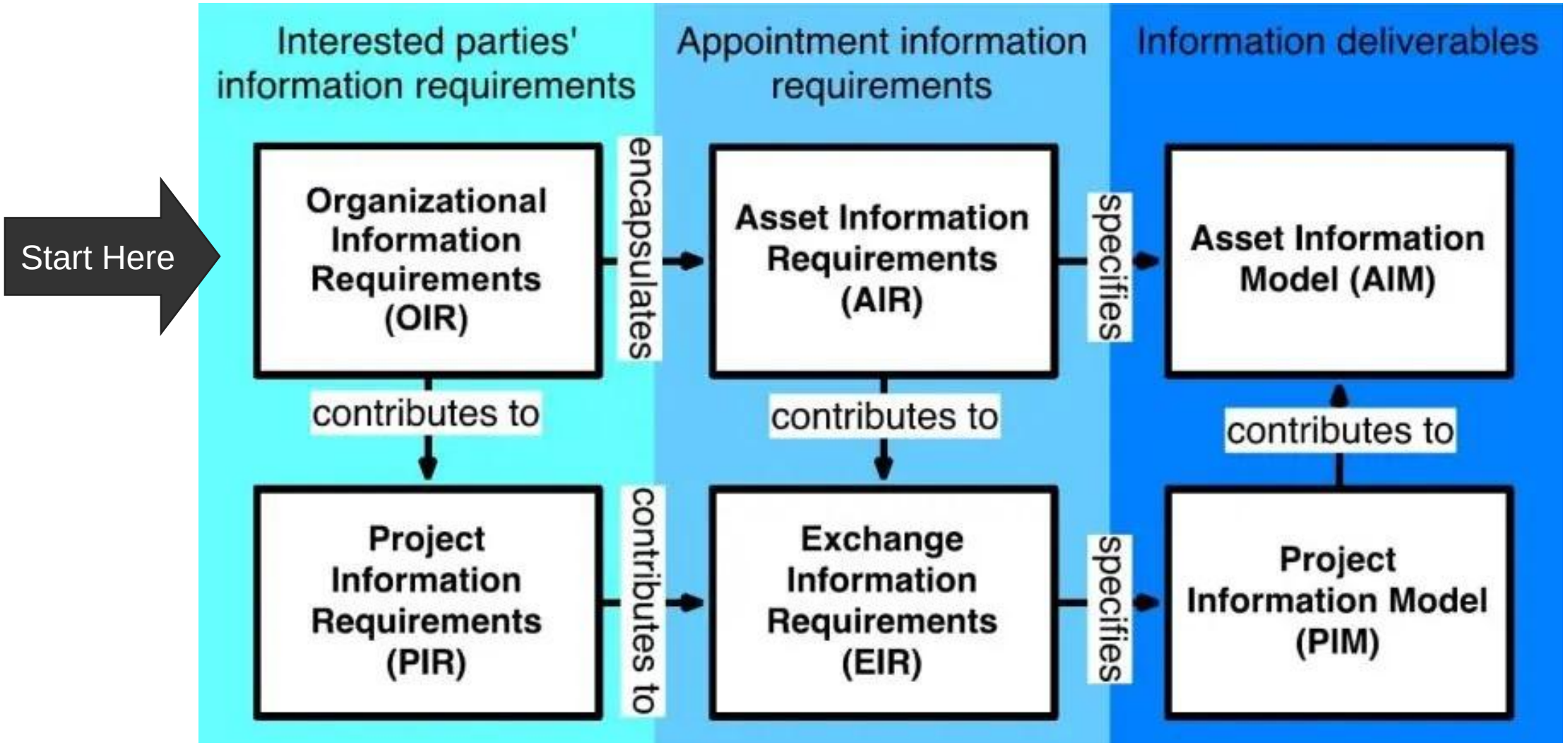
Integrate PIM into the AIM
The PIM is incorporated into the AIM, updating / replacing / supplementing the data, enabling improved operations

Discussion Point :

In my line of work, when it comes to infrastructure and the built environment,

The most important information is ….

Paint by Numbers… according to SANS19650



The Client's CDE

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Architect

Contractor

Engineer

Project Manager

Updated / enriched information from projects

Project A

Project B

Project C

Virtuous Cycle of Information

CRVA Filter

Reference information and shared resources

Data Exchange Portal

Asset Information Management

Owner BIM Lead

Owner CDE manager

Owner Standards manager

Common Data Environment

The central, single version of truth for all parties to access and use for projects

- OEM Operators Manual
- 3D Component view and parts list
- Configuration and Installation Record
- Commissioning record and Warrantees
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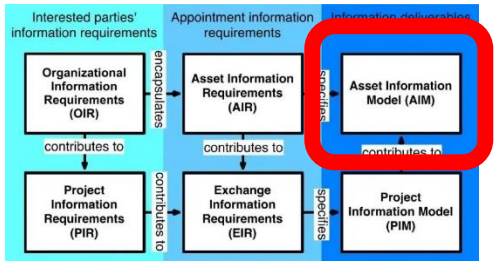

That's how BIM delivers better value

Key Stakeholders | Corporate Management | Asset Managers | Asset Operations | Project Managers | Professional Team | Contractor

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CAPEX – get it built!

Operations – ensure the *full potential value is realised*

Design | Build | Operate and Maintain, Upgrade, Expand, Retire

Handover

3D design, improved efficiencies and collaboration during CAPEX phase

Better information during OPEX phase = more effective operation and higher value to the Asset Owner and Asset Benefactors

Construction is about enabling value in the long term

Raising the BIM tide

That's how BIM delivers better value

Key Stakeholders | Corporate Management | Asset Managers | Asset Operations | Project Managers | Professional Team | Contractor

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CAPEX – get it built!

Operations – ensure the ***full potential value is realised***

Design | Build | Operate and Maintain, Upgrade, Expand, Retire

3D design, improved efficiencies and collaboration during CAPEX phase

Handover

Better information during OPEX phase = more effective operation and higher value to the Asset Owner and Asset Benefactors

The right information, to the right party at the right time.

Construction is about enabling value in the long term

Raising the BIM tide

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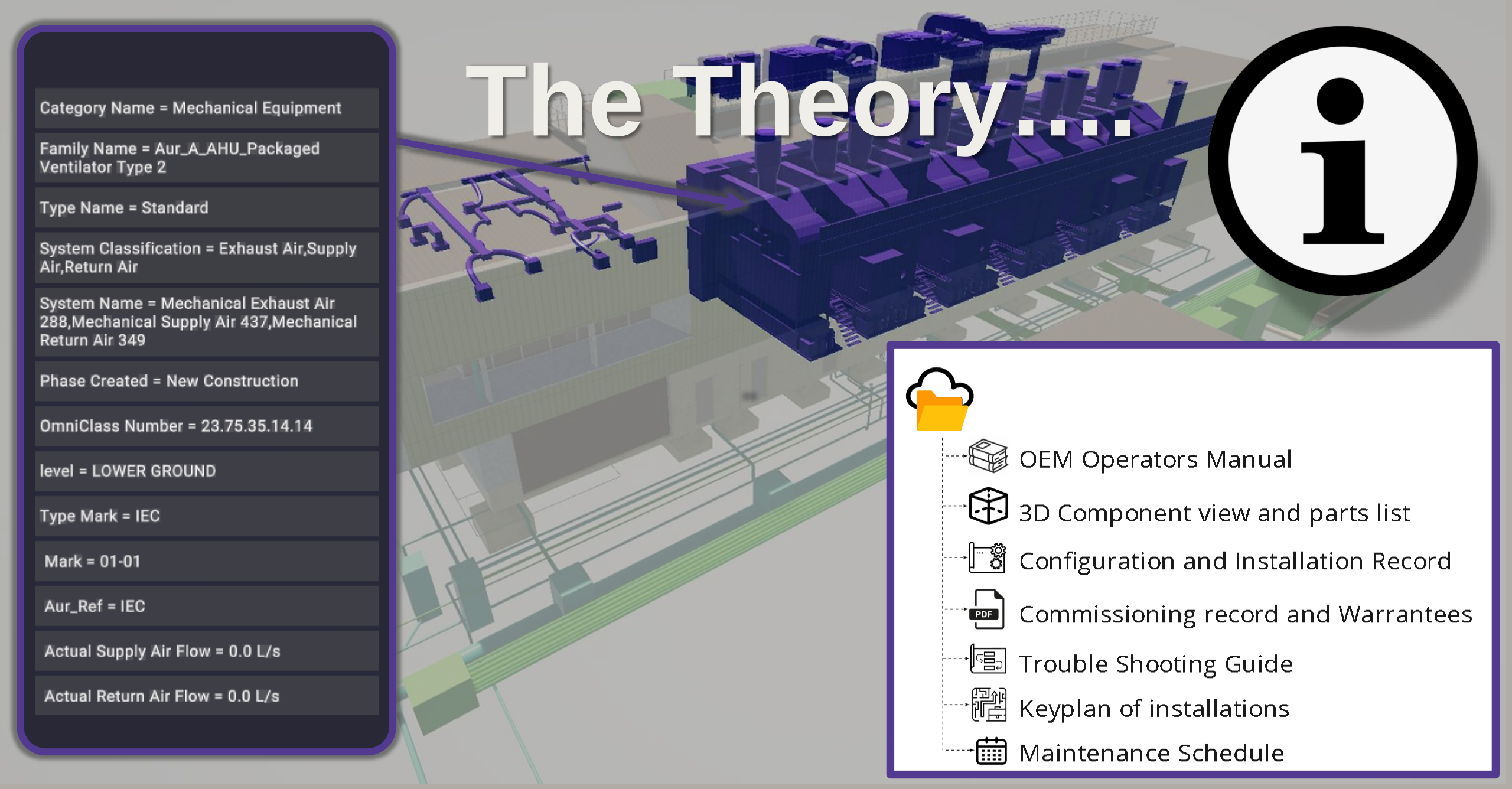
B I M

Better Information Management

Raising the BIM tide

The Theory....



- Category Name = Mechanical Equipment
- Family Name = Aur_A_AHU_Packaged Ventilator Type 2
- Type Name = Standard
- System Classification = Exhaust Air,Supply Air,Return Air
- System Name = Mechanical Exhaust Air 288,Mechanical Supply Air 437,Mechanical Return Air 349
- Phase Created = New Construction
- OmniClass Number = 23.75.35.14.14
- level = LOWER GROUND
- Type Mark = IEC
- Mark = 01-01
- Aur_Ref = IEC
- Actual Supply Air Flow = 0.0 L/s
- Actual Return Air Flow = 0.0 L/s

- OEM Operators Manual
- 3D Component view and parts list
- Configuration and Installation Record
- Commissioning record and Warrantees
- Trouble Shooting Guide
- Keyplan of installations
- Maintenance Schedule

The Reality….

Image Generated by OpenAI

Case Studies

The following case studies are **based on real projects** but have been **anonymized and generalized** for illustration. Any resemblance to actual projects, companies, institutions, or individuals is **purely coincidental**.

These examples highlight **common challenges and best practices** in information management, emphasizing the role of **ISO 19650 in linking procurement, design, construction, and operations**.

Case Study 1 – BIM Specified, but Without Clarity

Issue:

Client mandated BIM in tender documents, but with no specific information structure.

Impact:

Conflicting interpretations: Some consultants focused on visualization, others on technical data.
No clear information deliverables, leading to lost opportunities.

Lesson:

ISO 19650 defines Exchange Information Requirements (EIR), ensuring clarity on deliverables.
Without structured requirements, BIM adoption is ineffective.

Case Study 2 – Updating Real Estate Records Without a Standard

Issue:

A facilities management team updated building records but lacked an overarching information management plan.

Impact:

Information was collected but not structured for future updates.
The data became obsolete within years, requiring costly rework.

Lesson:

Configuration management is critical—without a structured Asset Information Model (AIM), information decays over time. SANS19650 supports long-term asset data integrity.

Case Study 3 – Smart Building Without Information Requirements

Issue:

No structured information plan at project inception.

Impact:

Drawings, documents, and sensor data were correct but **not linked to operational systems**.
Facilities management had **no structured way to connect** the information to their systems.

Lesson:

Naming conventions, metadata, and asset references **must align from design to operations**.
SANS19650 ensures information requirements are defined early.

Case Study 4 – Smart FM Tech but no Information Strategy

Issue:

A client invested in smart building tech but had no Asset Information Strategy.

Impact:

Multiple database reconfigurations due to misaligned datasets.
No clear information ownership—data was fragmented across teams.

Lesson:

SANS19650 emphasizes structured information delivery from all project phases.
Technology must serve a defined information framework—not the other way around.

Case Study 5 – Smart Building with a Vision

What worked:

The client defined information requirements at the start (OIR, AIR, EIR).
Naming conventions, metadata, and tagging were aligned across all contributors.
All project data was structured for easy transition into the CAFM system.

Outcome:

A functional first-generation digital twin with live IoT data integration.
Efficient handover to operations, reducing post-construction setup time.

Lesson:

SANS19650 provides structured workflows that enable digital transformation.

Case Study 6 – Simple but Effective Information Management

What worked:

Small-scale client prioritized structured information, not technology.
Used spreadsheets, structured file management, and naming conventions.
Integrated information management into their ISO 9001 certification.

Outcome:

A simple but highly effective facilities management system.
Minimal effort required to keep data updated and usable.

Lesson:

SANS19650 is scalable—good information management doesn't always require an expensive, sophisticated solution. Even a well-structured spreadsheet can outperform unstructured digital data.

The Link Between Procurement, Design, Construction & Operations

The core message of SANS 19650 is beginning with the end in mind.

Structured information enables:

- Procurement: Defined information deliverables in contracts.
- Design: Alignment with asset management needs.
- Construction: Handover-ready information.
- Operations: Seamless integration into facilities management.

Group Questions

1. For your group, what are the top 3 Information requirements that the organisation has?
   → I need [info] in this [format] in order to [business purpose]

2. What asset information would support this requirement?
   → I need information about [asset] in order to [outcome]

3. Describe the BIM in terms of
   → Baby [bare minimum, starting point],
   → Papa [ultimate “BIM state”]
   → and Mama [happy medium]

REMEMBER: BIM = Better Information Management

What did the Road Authority of Flanders do?

- OEM Operators Manual
- 3D Component view and parts list
- Configuration and Installation Record
- Commissioning record and Warrantees
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- Keyplan of installations
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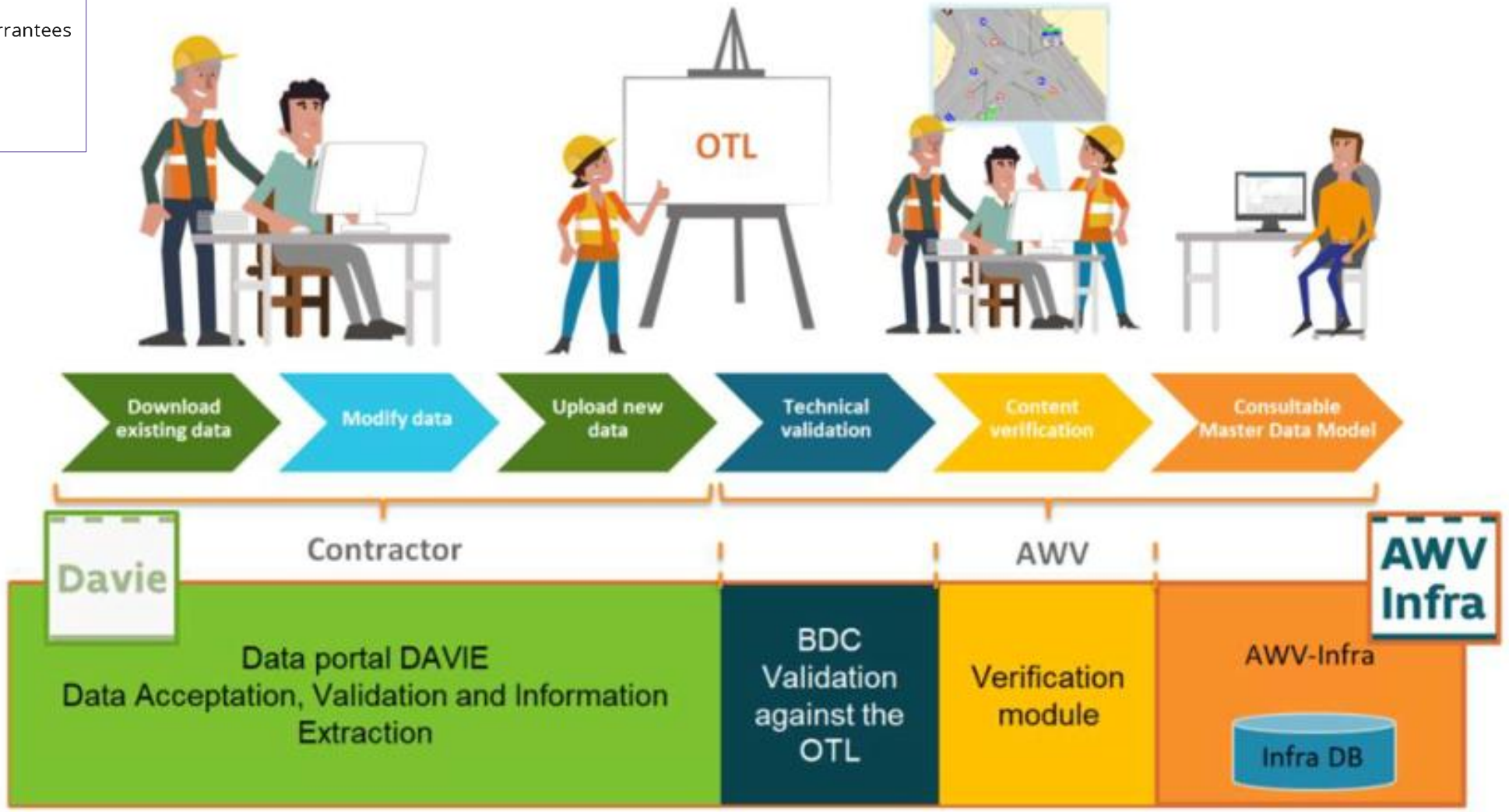
Example : Flemish Agency for Roads and Traffic



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Example : Flemish Agency for Roads and Traffic

BIM Policy – formalised approach to BIM

Information Standards

Common Information system / Cloud

Management of information – the right team

Procurement procedures and specifications

Whole of Life approach

Long term strategy

And Closer to Home…

Imagine if…

- Information was created with operations in mind.
- Asset Owners had all the information about their assets, from the start of operations.
- Good quality information was available to implement AI for business improvement.
- Decisions were based on good data and insights, rather than “Gut Feel”.
- Projects delivered good information consistently as a matter of course.

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A few things would need to change…

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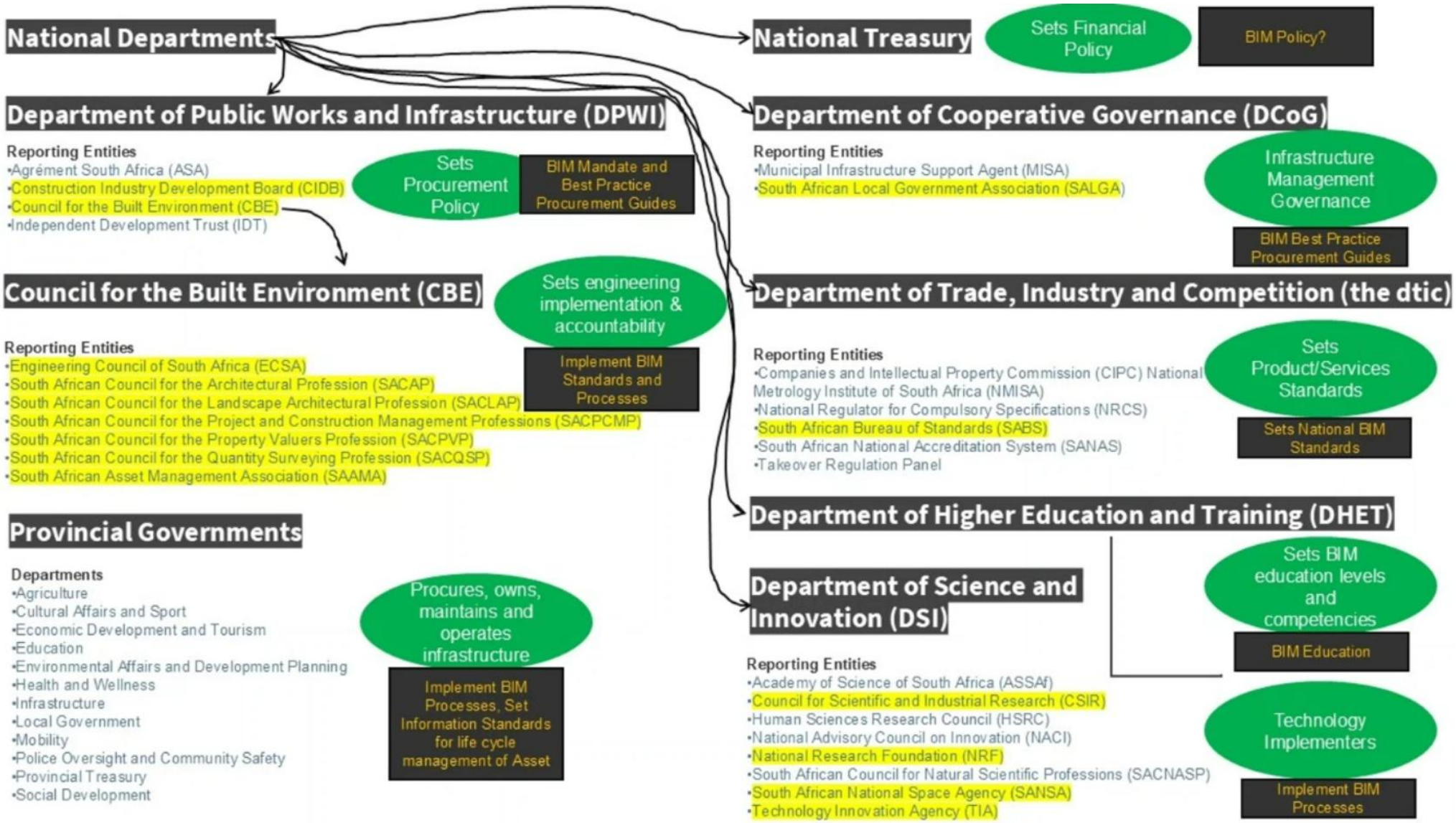
Getting this done…

Navigating the complexities of the Industry



We’re driving change in (South) Africa,
Will you join us?

In summary

The SANS 19650 process and its role in bridging between design, construction and operation in the Built Environment(s).

Construction produces built assets

- Built assets must deliver value for a long time…
  - to facilitate sustained value, Asset Managers/FMs require good info!
    - good information is enabled by BIM, according to SANS 19650

The right *people*, following agreed *processes and requirements*

… will deliver both the built assets and the good information.