



Building a BIM Team Checklist



When asked about BIM...

76%

of AEC professionals report reduced rework*

66%

of AEC professionals improved budget and cost controls*

55%

of AEC professionals shortened project cycle time*

Impressive results, right? But what's going on with the 45 to 24 percent of architects, engineers, and contractors that haven't been able to leverage BIM for improved outcomes? It's important to remember three things:

1. BIM is less of a model and more of a process.
2. People always have been, and always will be, the most important part of making a process more efficient.
3. Getting people to change how they work is not easy.

Use this best practices checklist to make sure you build the most effective multidisciplinary BIM team possible: one that breaks down silos, and improves coordination and project management at every touchpoint.

*The Biggest Benefits of Building Information Modeling (BIM) According to AEC Professionals. Sellhousefast. 2019.

Define the Collaborators:

- A core team of participants including architect, owner, engineer, builder, designers and subcontractors
- Dedicated BIM manager(s), BIM coordinator(s)
- Project manager(s)
- Consider outsourcing 3D BIM model evaluation, point-cloud to model creating and 3D laser scanning
- All core members need a solid understanding of BIM and construction management processes

Acknowledge the challenges:

- Core team develops project goals collaboratively
- Proactive approach to: distance between team members, communication styles, sustainability goals, type of construction, maturity of BIM implementation among key players, etc.

Create the space:

- Make information sharing among the disciplines a contractual obligation
- All participating disciplines use a web-based project information exchange suite
- Keep project finances transparent; resolve 'who's paying for what' conflicts early
- Ensure each discipline's preferred software is compatible with collaboration tool(s)
- Use an integrated project delivery environment

Do the work:

- Multidisciplinary teams meet regularly to resolve upcoming issues, with owner, architect and builder always present
- Each major subcontractor present for early schematic design stage
- Field reps empowered to track RFIs from the jobsite and make quick decisions
- Determine a method for simultaneous central model work and synchronization
- Work with manufacturers and suppliers that know how to use BIM to enhance collaboration and share knowledge
- Field reps empowered to track RFIs from the jobsite and make quick decisions

Magnify the results:

- Keep up on technology changes and industry trends that enhance what BIM can do
- Have your most experienced employees train, coach, and evangelize BIM
- Work from a library of up-to-date BIM object data
- Utilize pre-construction methods
- Use BIM to automate safety logistics checking

This list is just a starting point for creating a collaborative setting that is so crucial to realizing the full benefits of BIM. Want to learn more about improving collaboration between multiple trades?

[Watch the On-Demand Webinar](#)