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Short Position Statement Submission #1:

Possibilities of adding Facility Management specific data into BIM in early Design Phases

The use of BIM for Facility Management purposes, should not be considered from a mere FM point of view. The real power of such an implementation lies in the ability to predict not only the building cost using BIM, but also the maintenance and operating costs, and even the business operating costs, thus taking control over the biggest numbers of the 1-5-200 rule of thumb, often mentioned when designing (larger) buildings, but seldom shown in the figures when making a first estimate…

This all fits within a wider perspective on the discussion on 'Return On Investment', which seems to be an important argument for designers when considering the move to BIM. Unfortunately most of them are focused on ROI for their own firm: when will my investment pay off? How can BIM earn me more money? And so on.
When considering BIM and ROI, it is clear that the biggest *gain* is to be found in the smaller *loss* for all partners committed into a BIM-process and, keeping our rule of thumb in mind, the partner with the most money to lose is actually the owner of the future building…

That is why we – Howest University – as building-owners and the department of Applied Architecture as BIM-educators, are convinced that all (valid) BIM-data should be used during the entire life-cycle of a building, and FM-data should be within reach of any designer.
This not only includes creating digital equivalents of approved materials (for (cost-)effective maintenance for instance), but also the implementation of typical FM-data such as maintenance costs, renewing cycles, … into the BIM-model. How this could be implemented, depends on what FM-specialists think is necessary but also on what is comprehensible or 'non-disturbing' for the designers. This could mean custom made FM-objects, or object-parameters, but also specifications within the digital building materials used within BIM.

We all know that BIM has the ability to avoid data-drops during a typical building process. However, only if we succeed in avoiding dysfunctional data extraction for FM-purposes, we can truly define BIM as Building Information Management, over and above the Model(ling)-aspects.