BAM’s whole life BIM pushes the boundaries of BIM innovation beyond the design and construction phases and into the operations stage. It meets the requirements for Government Soft Landings (GSL) and PAS 1192-2:2013 and generates benefits across a building’s lifecycle, including:

- **Sustainability** - buildings are fit for purpose from the outset as clients can see exactly how their buildings will perform at an operational level, leading to improved performance in areas such as energy, carbon, cost savings and user experience.
- **Proactive facilities management and maintenance** - FM staff have operations data at their fingertips on a handheld device, allowing staff to respond to incidents in a timely manner and undertake proactive maintenance to prevent issues in the future, saving time and money.
- **Improvements in the planning of changes and maintenance, plus responses to reactive tasks, achieving a ‘Faster First Fix’ and improving building and service performance.**
- **Certainty** - whole life BIM provides a best practice approach that seamlessly links design, construction and FM data into the BIM model, ensuring that buildings perform as predicted during the operations phase.
- **Time saving and efficiencies** - our trial at UCL Academy demonstrates that the first fix phase in FM operations was much faster.
- **Easier handover** - gone are 2d drawings and paper O&M manuals which can be hard to locate and interpret, instead whole life BIM offers 3d walkthroughs and visuals that contain the relevant facilities data making it easier for operations teams to understand their building and how it works.

**Key Features:**
- Whole Life BIM
- Meets requirements of GSL and PAS1192-2:2013
- Puts realtime data at the FM teams’ fingertips using a mobile device
- Faster handover
- Buildings are fit for purpose from day one
- The clients brief is delivered throughout operations
- More efficient planned and reactive maintenance
- Engineers are saving 30min a call out or 3 hrs a day
Increased efficiency
Typically the mobilisation of an FM project involves the creation of locations, assets and planned preventative maintenance (PPMs), which is very time consuming. Our approach reduces this time to minutes. We have developed a seamless link from BIM to Computer Aided Facilities Management (CAFM), populating a help desk system with assets and locations from a single source. This gives FM teams the ability to push and pull information (e.g. maintenance reviews, equipment replacement) utilising a mobile device like an iPad, while out in the field.

Digital maintenance manuals
Traditionally O&M manuals, FM drawings and information have been paper based, making it difficult and time consuming to update materials and access data. We have succeeded in making operations data electronic, enabling FM staff to have the most current information at their fingertips, saving time and improving efficiency. This has resulted in a faster first fix, easier handover and time savings. For example on site engineers are now saving on average 30min a call out or 3 hours a day.

Improved performance and greater certainty
BAM’s Whole Life BIM approach embraces the entire building lifecycle. This is because building operations carry the highest costs and also offer the greatest opportunities to improve performance and efficiency. For clients and the end user it provides better buildings that can be managed and maintained more efficiently and effectively and makes certain that buildings are fit for purpose from day one and perform as expected against client goals and objectives.

Data sharing and best practice
Requirements such as GSL are turning the industry’s focus towards a building’s operations phase. BIM for FM enables us to determine the type of FM data and the approach required during the design and construction phases to ensure that the client brief is achieved during asset operations. Our best practice procedure sets out how to identify, capture and import FM data into the BIM model all within a common data environment (CDE).