

Implementation of BIM In Residential Buildings For The Optimization of Time, Cost And Quality

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Abstract- *With the developing country the tools of the construction also have to be developed. The construction project is information plays an important role in project. The level of accuracy and detailing at each and every stage of a construction project is required, to achieve this type of detailing, BIM is a combination of VDA i.e. visualization design application & IPD i.e. integrated project design. Integrated project approach helps to improve bonding between different parties involved in a project and Visualization design approach improves project understanding and helps for clash detection at early stage of a project. The common issues can be faced by construction industry are time delays & cost overruns. This problem is mainly because of incorrect and insufficient inputs and lack of information sharing. BIM will definitely help to overcome these conditions in construction industry. This paper is going to concentrate on the influence of the BIM over time cost and the quality of the residential building project.*

Keywords- BIM, Delays, Visualization, Construction Project, Cost overrun

I. INTRODUCTION

The conception of Building Information Modelling (BIM) has existed since the 1997s while the comparable research and development happened throughout the late 1970s and early 1980s in UK and Europe. However, during the early 1980s, this method was described as “Building Product Model” and “Product Information Models” until the mid-to-late 1980 this method is renamed as Building Information modelling and is widely promote in the sector of Architecture, Engineering, and Construction (AEC) industry.[1]. Building Information modelling (BIM) is a digital representation of physical and functional characteristics of a facility. A BIM is a shared knowledge resource for information about a facility forming a reliable basis for decision during its life-cycle, defined as existing from earliest conception to demolition. BIM is an integrated process that allows professionals to explore a projects key physical and functional characteristic digitally before it is built. The characteristics of BIM are the components found in BIM model include data that described

how they behave. For example, taking-off, energy analysis and specifications. In addition, data in BIM model are consistent and non-redundant such as changes to the components data are represented in all views of the components. Coordinated data also one of the characteristics in BIM model due to the model in BIM system are represented in a coordinated way.

II. LITERATURE REVIEW

The integration of 4D technology (3D + time) in the BIM for a better project implementation and planning is the base of the present work. After analysis of general theoretical requirements, the different possibilities of 4D BIM tools as well as the required are implemented, paying special attention to the opportunities, limitations and future scope. The workflow from the practical part is completed with the use of the following software: Autodesk Revit ® 2017, Microsoft ® Office Project 2013 and Autodesk Navis works Manage ® 2017 and Microsoft excel. These tools, which allow implementing the BIM methodology in the construction project, turn out to be really beneficial to satisfy and facilitate many of the project management functions, both in the planning and construction phase stated by Mr. Vineeth Raphael, Mrs. Jenifer Priyanka [1]

Many construction projects suffer from poor design and from inconsistent time and cost management from the industry. This situation has led to rethinking of the industry’s performance and how it could be improved. Technology is breaking through design and management practices. Earned value management (EVM) enables better management of time and cost constraints. Building Information Modelling (BIM) is recognized to improve the planning and realization of a construction project stated by Ahmad Jrade and Julien Lessard[2].

The complete life cycle of the projects is visually modelled in BIM from the pre-construction phase, construction to the post construction such as operations and maintenance. Due to its advanced technology of 3D visualization and effective communication which results in

accurate constructional procedure saving time and costs states by Thamilselvi P.1, Siva A.2, Abubakkar Siddiq [3].

It can be concluded that despite there are many improvements in implementation of BIM in environmental and economic aspects of sustainability, its potential impact on social dimension has not been explicitly explored hence further studies need to be undertaken in this area stated by Sahar Soltan[4].

Integrated project approach helps to improve bonding between different parties involved in a project and Visualization design approach improves project understanding and helps for clash detection at early stage of a project. The common issues faced by construction industry are time delays & cost overruns. This problem is mainly because of the inappropriate and insufficient inputs and lack of information sharing or communication. This tool facilitate with different cost related activities such as scheduling & monitoring of cost of a project. Shraddha Kulkarni [5].

Overall, the study found that the three most important drivers for BIM implementation are “Clash Detection”, “Government Pressure” and “Competitive Pressure”. The top drivers for non-users of BIM could be grouped under pressure from external sources while operational drivers were more important for users of BIM. States by Mike Browne, Clare McKeown, Michael, Yohanis.[6]

III. THEORY ON BIM

A. INTRODUCTION OF BIM

BIM it gives a digital view. Models can be created also for visualization. 3D models help clients to understand project better and they can get realistic appreciation from the projects with visualization feature of BIM. On the other hand, possible design changes can be done at the designing stage of construction projects and since clients can understand project better with 3D models, necessary changes can be done before construction starts at field so that reworks, possible design changes and extension of project duration can be minimized.

B. Benefits of BIM

Benefits of BIM with the classification of its stages

Pre-construction	During construction	Post construction
<p>1. Visualization- a.4dsimulation b.Design c.collaboration</p> <p>2.Accurate and consistent 2d drawing</p> <p>3.Quantity take offs or bill off quantities</p>	<p>1.Construction planning a.Construction documents b.Cost estimation</p> <p>2.Clash detection Rework</p> <p>3.Waste management</p>	<p>1.sustainability 2.Facilities and maintenance a.Management Maintenance scheduling information b.Replacement parts order information</p>

C. Challenges of BIM

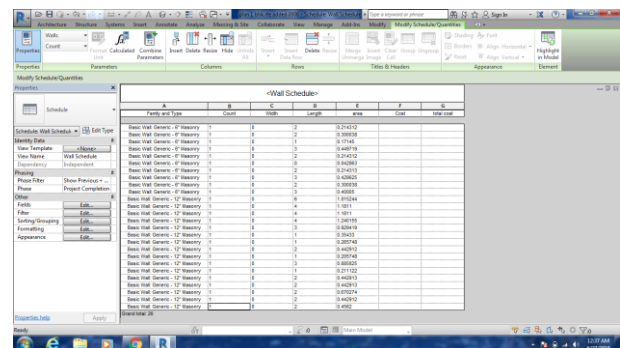
1. Hesitancy to adopt the new technology in the industry
2. BIM experts are not available.
3. Less interest of clients in the BIM
4. Return on investments
5. Lack of BIM knowledge
6. Installation cost
7. Software’s and training
8. Lack of supply chain buy-in

IV. CASE STUDY

For the research the case was undertaken with the information :the project is actually placed in sus gaon, Mulshi, Pune. It’s 10 storey residential building. It consist of 1000 sq. m area of each flat. Framing RCC and wall structure by using tradition method of construction

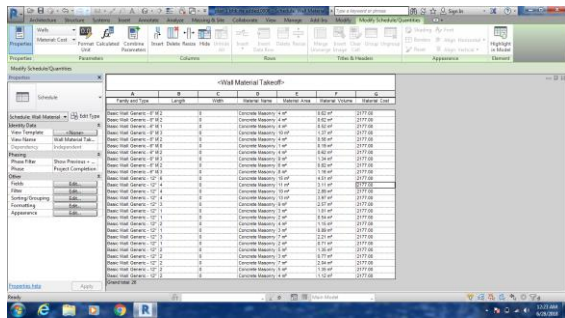
1. 4D

For the 4d scheduling all details are transferred to the excel sheets like some building items are taken in to the consideration for the research study of the BIM. The time factor is compared with actual site scheduling time.



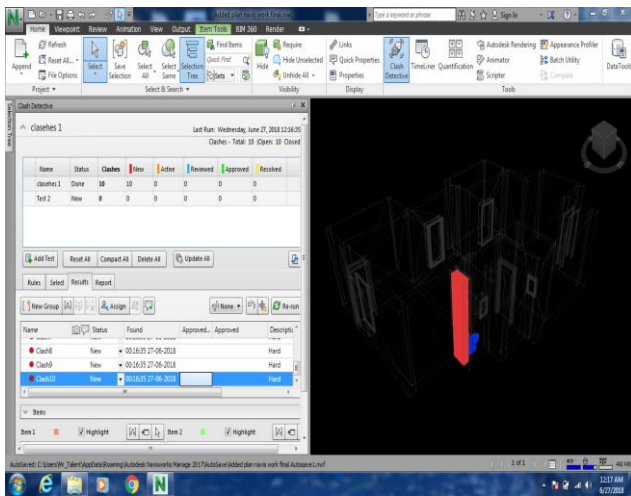
2. QUANTITY TAKEOFFS by 5D MODEL

The material take offs in the BIM we required the details of the materials required for the item. Some items are considered from the site to do the research study on the BIM use in material take offs. The cost added in BIM and the actual cost are considered to comparison purpose.



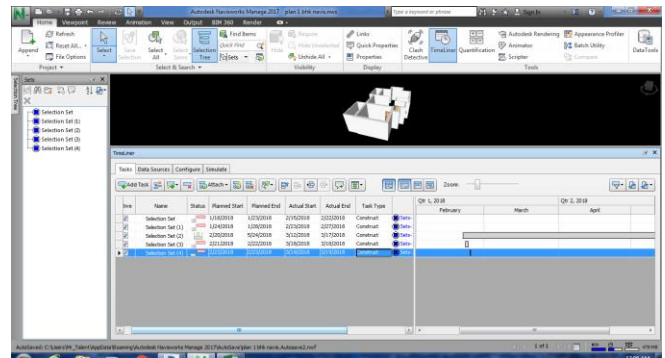
3. Clash detection

The two models are merged through the NAVISWORK 2017 to get clash detection between. The clashes found between the plumbing fixtures and the architectural model. The rework and the wastage costs are added to the total cost of the project which is identifies through the BIM process.



4. Time liner and 4Dsimulation

The details and the tasks are inserted according to the information in the NAVISWORK 201, to get the scheduling in the time liner and to get the simulation view to understand the phases of the site as per the time schedule to be completed.



V. COMPARISON BETWEEN THE TRADITIONAL METHOD AND BIM

Sr no	Traditional Method	BIM
1	Time consume	Quick
2	Human error	Accurate
3	No visuals	Digital view
4	Management issues	JIT works due to scheduling
5	No simulation	Simulation
6	Waste	No waste (JIT)
7	Schedule Overlaps	No overlaps
8	No material management	Material management
9	No Communication	Communication (assign work)
10	No Client satisfaction	Client satisfaction
11	Labour work	Less labour work
12	Rework	Less rework
13	Staff required	Less staff

VI. LIMITATIONS

- For small scale projects BIM is not beneficial because the initial cost involved with usage of BIM is high. But, if used for large complicated projects BIM incurs heavy chunk of profit because of increased productivity. The qualitative benefits of reduced time overruns and lower change order cost are appreciable.[8]

$$\frac{\left(B - \left(\frac{B}{1+E} \right) \right) * (12 - C)}{A + (B * C * D)}$$

- = first year ROI
- A= Cost of the hardware and the software (rupees)

- c. B=Monthly labour cost
- d. C=training time (months)
- e. D=productivity lost during training (%)
- f. E=productivity gain after training (%)

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