

**Project Delivery Method:**

- Design-Build (D-B)
- [Integrated Project Delivery \(IPD\)](#)
- Construction
- Design-Bid-Build (D-B-B)
- Performance Contract (PC)

**Owner Team:**

- [Company CEO](#)
- [Building Committee](#)
- Owner Representative
- In-House Architect

**Project Delivery Team:**

- Construction Manager
- [BIM Services Consultant](#)
- BIM CAD Operator
- O&M Staff
- [Individual On-Site Project Team Members](#)
- Government Agency

**Application 2019 ASHRAE Handbook**

- Fundamentals 2017 Handbook
- Refrigeration 2018 Handbook
- [HVAC Applications 2019 ASHRAE Handbook](#)
- HVAC System and Equipment 2020 ASHRAE Handbook

**Other References:**

- [Codes and Standards in the Back of Each ASHRAE Handbook for Additional Information](#)
- [U.S. General Services Administration \(GSA\) Guidelines for BIM Software](#)
- [Construction Management Association of America \(CMAA\)](#)
- [International Organization for Standardization \(ISO\) Building Information Modeling Standards](#)

## DESIGN INTENT DOCUMENT

- [A Commercial Building Institution Makes a Corporate Decision to Update all its Building Record Drawings to 3D BIM Computer-Aided Drawings \(CAD\)](#)
- [This Institution Makes a Corporate Decision to Mandate All Future Building Programs Shall Be Completed using 3D BIM CAD Software to Generate Contract Drawings](#)
- [The Project Delivery will Be Design-Bid-Build for All Future Projects](#)
- [BIM Standards Shall Include the Institution's Standard Layers Documenting Operation and Maintenance Data](#)
- [Functional Goals: Operation and Maintenance Documentation, Indoor Air Quality, and Safety and Security Documentation](#)
- [Construction Documentation BIM application Goal:](#)
  - Design Concept Phase – AE
  - Design Development (DD) Phase – AE
  - Construction Documents (CD) Phase – AE
  - Construction Delivery Phase – GC
  - Closeout Phase (As-Built and Record Drawings) – GC / AE
- [Timeline Goal: To Be Completed at Each of the Institution's 20 Commercial Sites By June 2022](#)
- [Maintenance Goal: to Be in Sync with the Institution's Computerized Maintenance Management Software \(CMMS\) System](#)

## DESIGN CRITERIA

- [The IPD Team Shall Be Facilitated By a Third-Party BIM Software Contractor](#)
- [The IPD Team Shall Include Each Building's Office Manager, Building Facility Manager, and Third-Party BIM Service Consultant to Facilitate this Project](#)
- [The IPD Approach will Include Architects, Structural Consultants, and Mechanical Engineer Consultants](#)
- [The IPD Team Shall Include Corporate Management's Building Committee of Building Managers, Leasing Manager, and Capital Projects Manager](#)
- [The IPD Team Shall Include the Facility Manager and New Corporate BIM Manager](#)
- [The IPD Team Shall Design-Construct, Operate, and Maintain BIM Contract Document Standards for All Future Capital Projects, New and Tenant Fit-Out](#)
- [The IPD Team's BIM Standards Shall not Include the Leasing Agreement Layer Documenting the Square Footages, Leasing Start and End Date, and the Cost per Square Foot](#)
- [The IPD Team will Establish BIM Security and Resiliency Layer and will Include the Site Plan Showing Potential Security Concerns, e.g., Air Intakes](#)
- [Two-Dimensional Building Elevations Shall Be Included in Record Drawings](#)
- [The BIM Service Consultant Shall Coordinate a Barcoding Process in Sync with the Corporate Facility Manager's CMMS](#)

