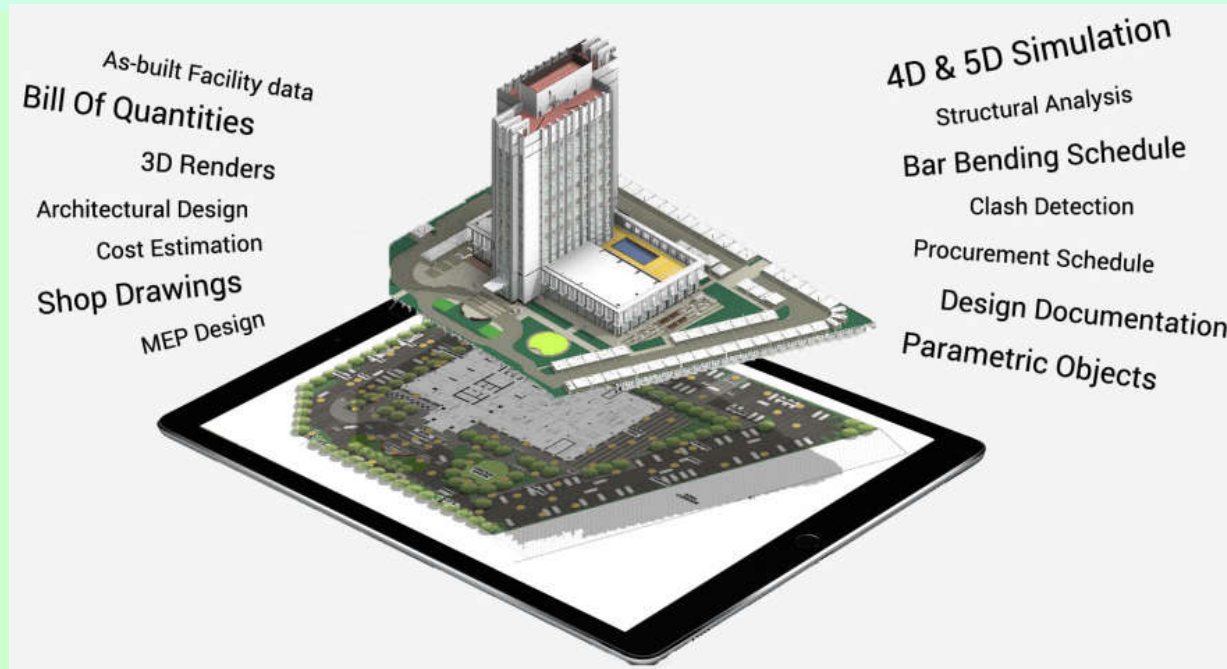


Building Information Modelling (BIM) Training

<https://ibse.hk/BIM-Training/>



3.2 BIM documentation



Ir Dr. Sam C. M. Hui

Department of Mechanical Engineering
The University of Hong Kong

E-mail: cmhui@hku.hk

Apr 2026

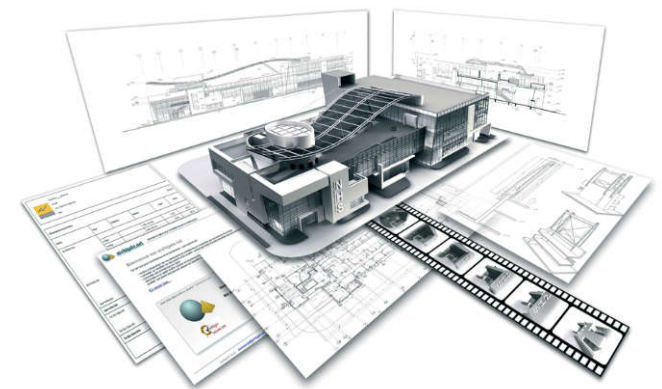
Contents



- Methods of design & their effects
- Documentation concepts in BIM
- Deliverables from BIM
- Cloud-based platform

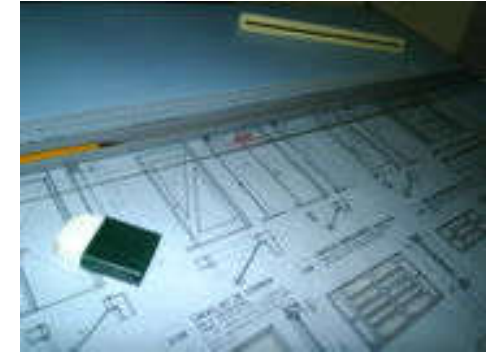
Methods of design

- Paper based office
 - All planning stages done on paper
- 2D CAD users
 - Drawings done with 2D CAD software
- BIM program based workflow
 - All aspects of the design is done in BIM program



Methods of design

- Paper based office:
 - Drawings are on paper
 - All documents are prepared manually
 - Referencing, annotation and layout numbering done manually
 - Calculation done on paper
 - Data collected and set up manually
 - Iterations are time consuming
 - Modification of drawings
 - Comparison of drawings with tracing paper
 - Recalculation of quantities



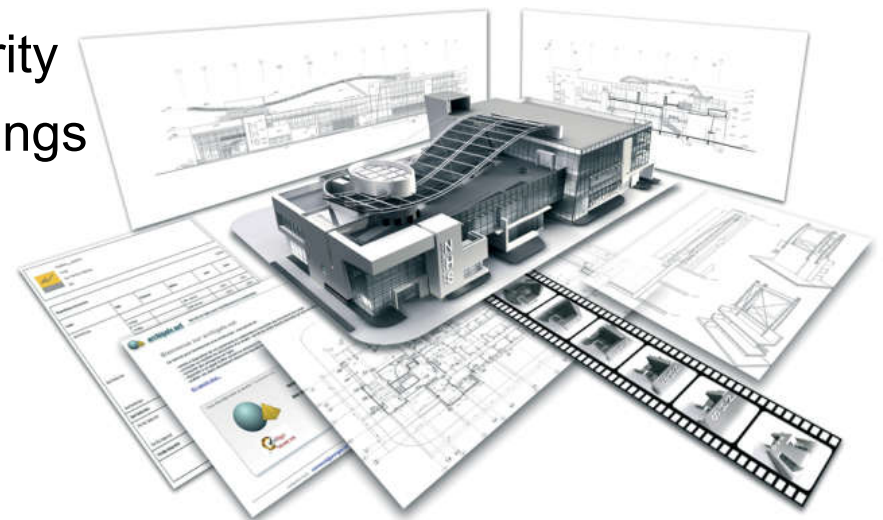
Methods of design

- 2D CAD environment:
 - More comfortable working environment:
 - Dimensions, fills, detail creation using the original drawing
 - advanced editing tools
 - paste elements from other documents (texts, spreadsheets)
 - Drawings are stored in separate files:
 - No interaction between drawings
 - Limited numbering and referencing options
 - .
 - Calculation done manually:
 - In external programs or on paper
 - Iterations:
 - Modification in every 2D drawing files
 - Xrefs are used for comparing drawings
 - Recalculation of all modified building components individually



Methods of design

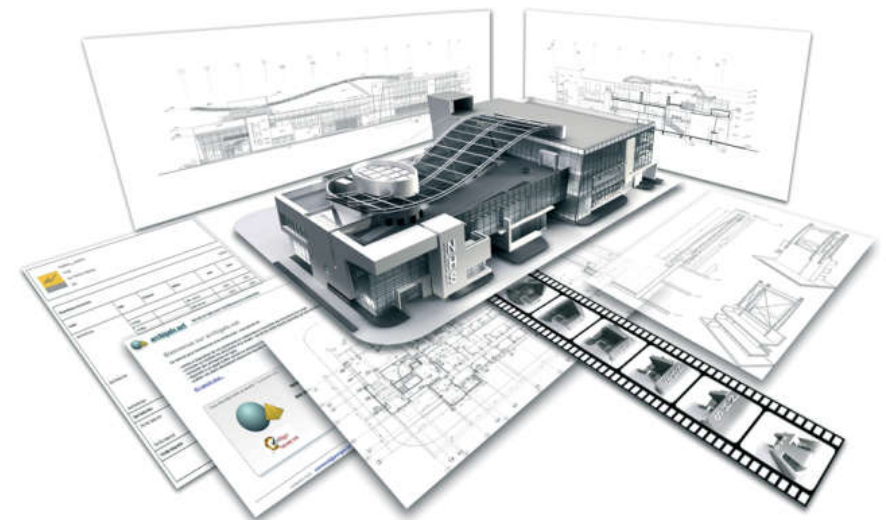
- Offices using BIM solutions:
 - Drawings are derivatives of the 3D model
 - The origin is the BIM model
 - One single integrated file
 - Intelligent building elements
 - Associative and automatic dimensioning
 - Enhanced detail tools
 - Views and layouts are generated from the model based on customizable rules
 - Master layouts ensure document integrity
 - Numbering, annotation, markers, drawings are linked to each other



NHS Office, www.paastudio.com

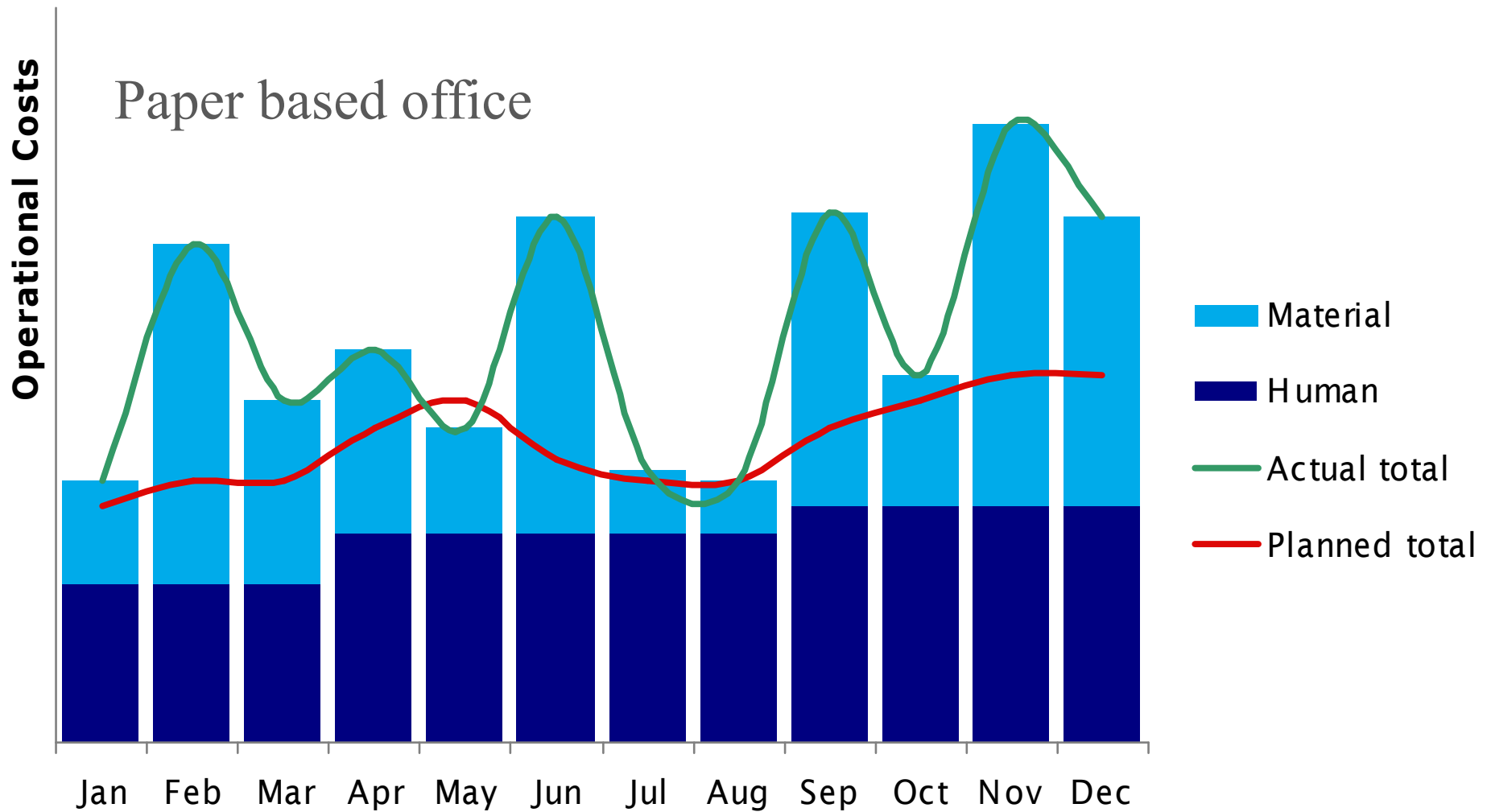
Methods of design

- Offices using BIM solutions:
 - Calculation in BIM:
 - Quantities and cost factors are taken off from the model
 - Iterations:
 - Changes on any ends modify the model and are reflected in all outputs immediately
 - Views can be compared with drawings
 - Dimensions and calculations are automatically updated



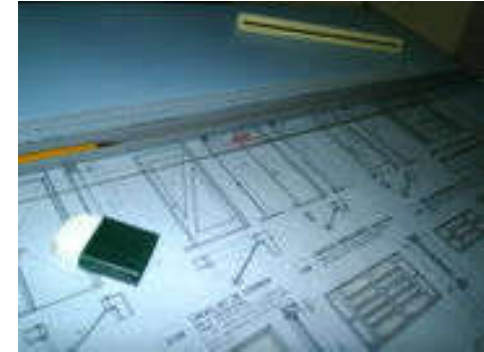
NHS Office, www.paastudio.com

Effect on operational cost

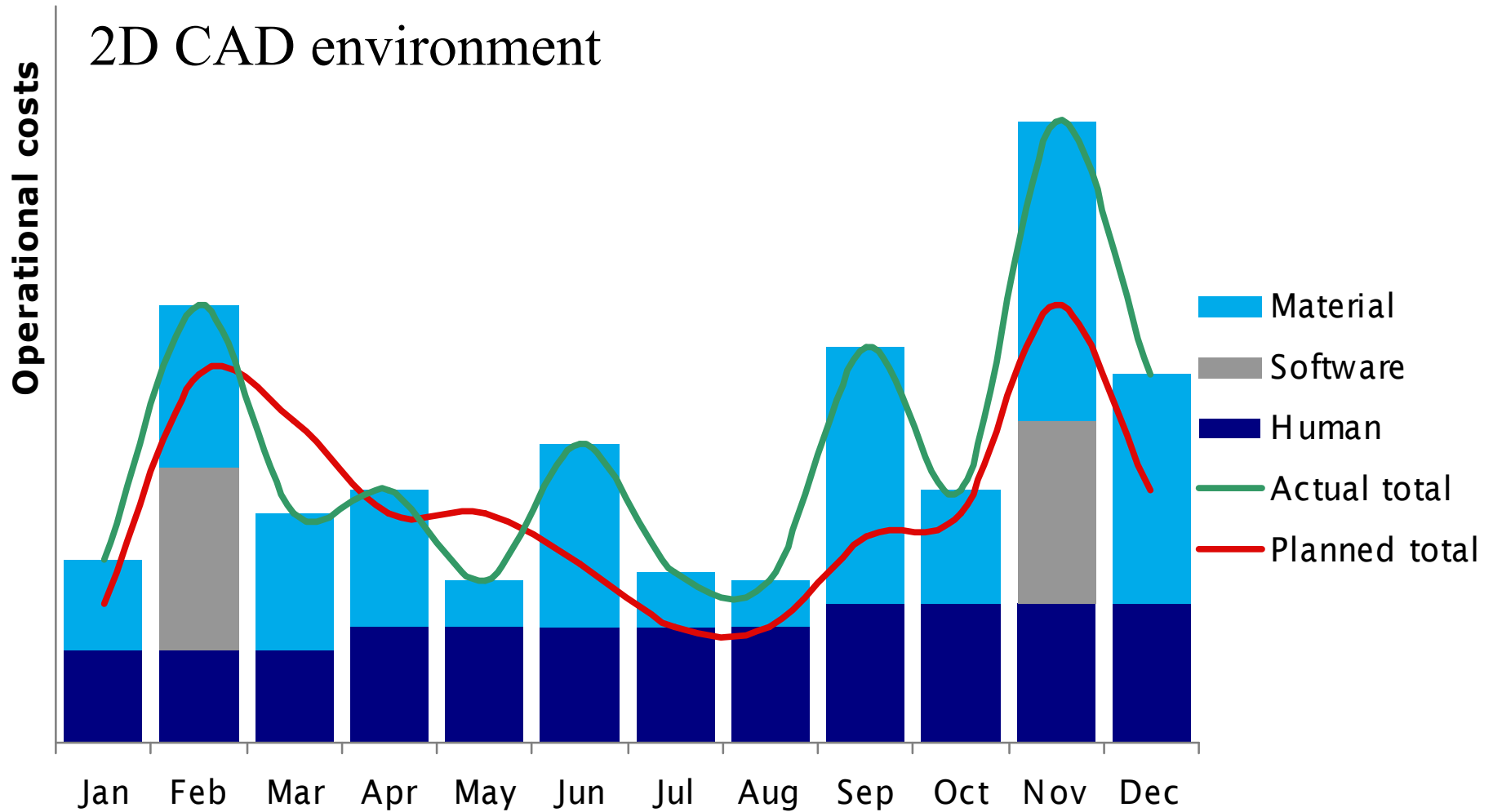


Effect on operational cost

- Paper based office
 - Production cost:
 - high material cost
 - high human resources costs
 - archiving and copying requirements
 - high maintenance costs
 - Cost schedule:
 - whenever there is a change in design, required
 - Production planning:
 - Production driven by daily needs

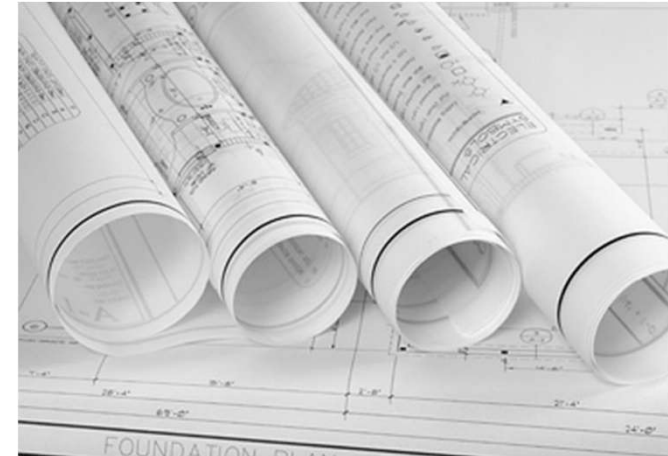


Effect on operational cost

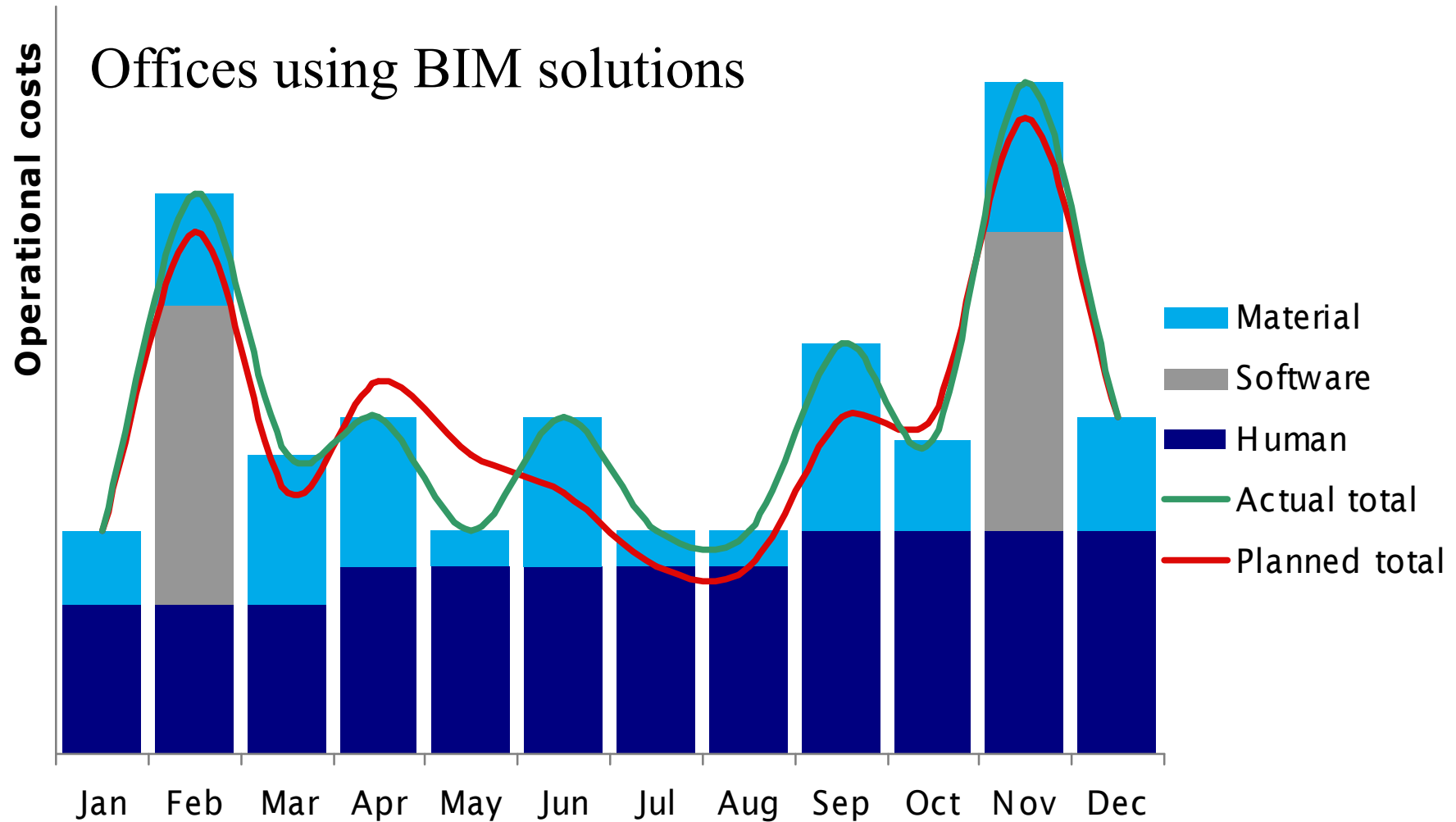


Effect on operational cost

- 2D CAD environment
 - Production costs:
 - Software and hardware investments
 - High material costs
 - Moderate human resources factor
 -
 - Cost schedule:
 - IT investments are planned in advance
 - Material costs based on design changes
- More reliable production planning

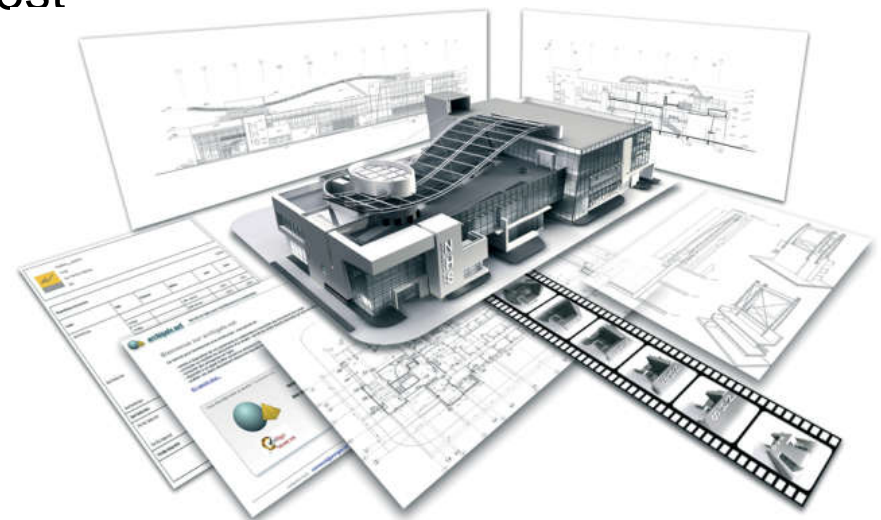


Effect on operational cost



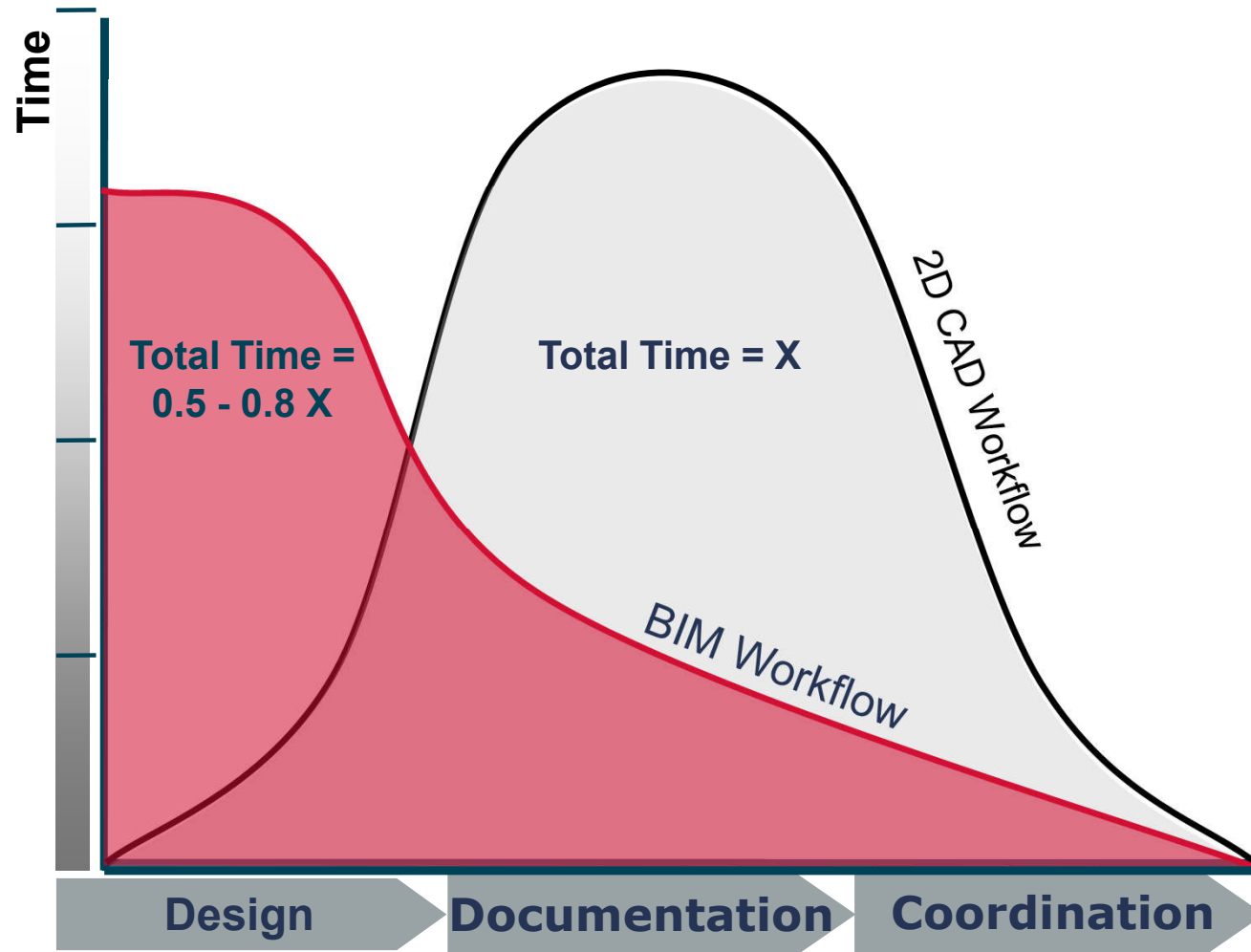
Effect on operational cost

- Offices using BIM solutions
 - Production cost:
 - Software and hardware investment
 - Low material cost
 - Low cost on human resources
 - Low maintenance costs
 -
 - Cost schedule:
 - IT investments planned in advance
 - Less importance on other factors' cost
 -
 - High control on production planning



NHS Office, www.paastudio.com

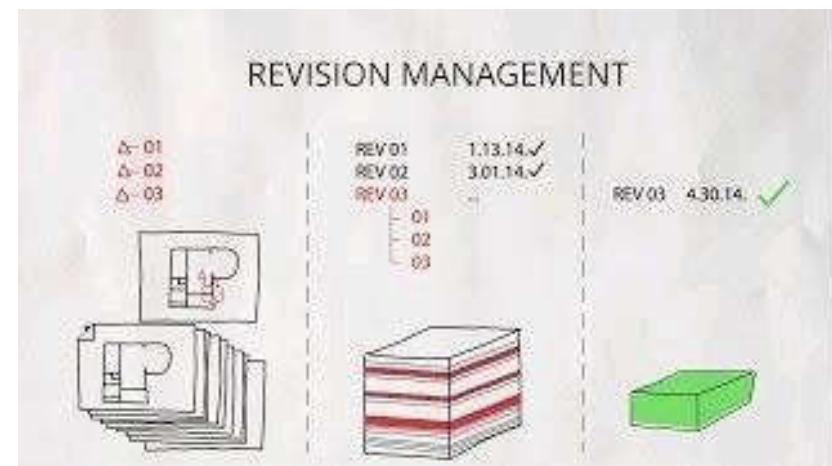
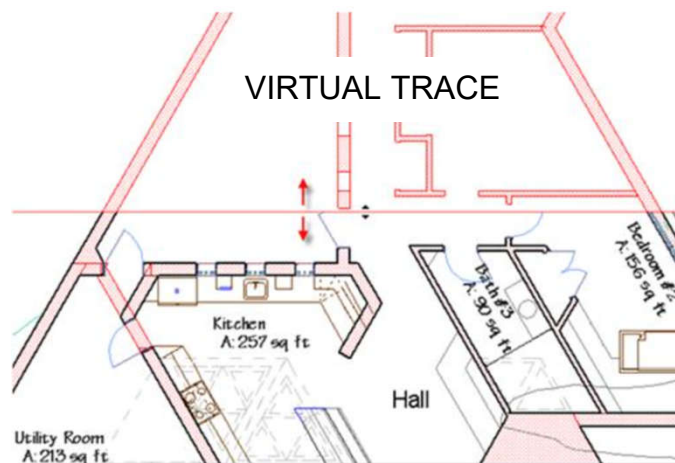
Time spent on project stages



BIM:
More time for design,
shorter time to market.

Documentation concepts in BIM

- Intelligent documentation tools provide:
 - View comparison: virtual trace
 - Contractor-specialized view sets: model display settings
 - Automatic scale change and recognition
 - Less time spent on side effects of the design (layouting and dimensioning)
 - Immediate quantity and cost control due to lists and inventories
 - Cooperation options are provided (several output types, redlining)
 - Revision Management



Advantages of automatic documentation

- **Avoid human errors**
 - One-click up-to-date documentation
 - Modification on one view performs update on all drawings
- **Effective communication with contractors**
 - One model, several representations
 - Partners receive plans specialized to their requirements
- **Alternative output types**
 - environment-friendly
 - provide more room for further design processing
 - less paper consumption
 - less material archiving needed

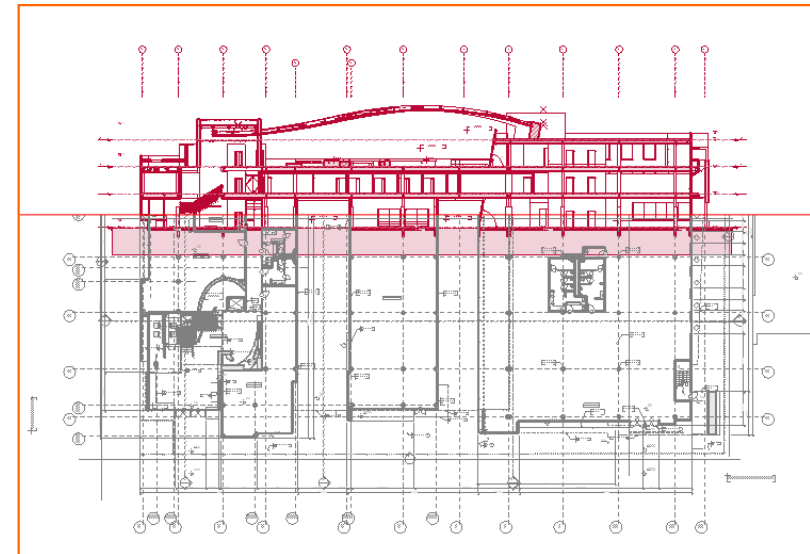
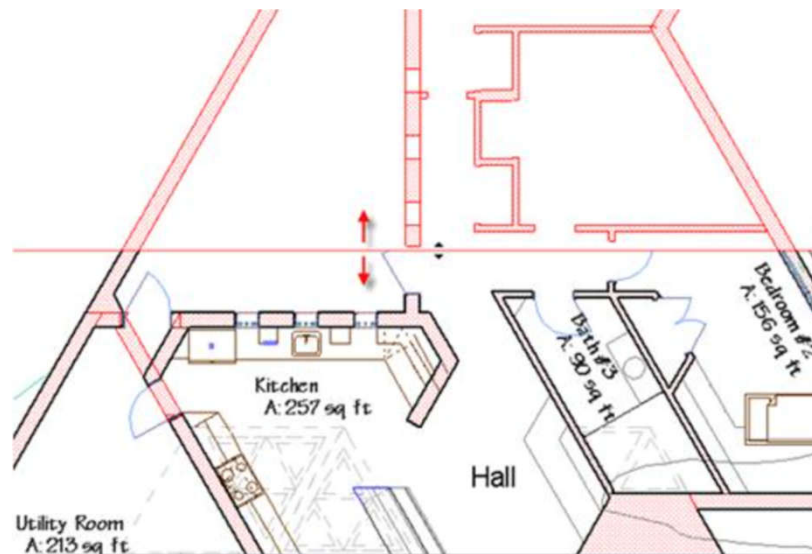
Advantages of automatic documentation

- Contemporary scheduling formats
 - formatted lists and schedules
 - intelligent quantity takeoffs ease the cost analysis both internally and externally
 - automatic update on all aspects of modified elements
- Dimensioning
 - automatic update on all dimensioning of modified elements
 - automatic dimensioning saves considerable time

Documentation concepts in BIM

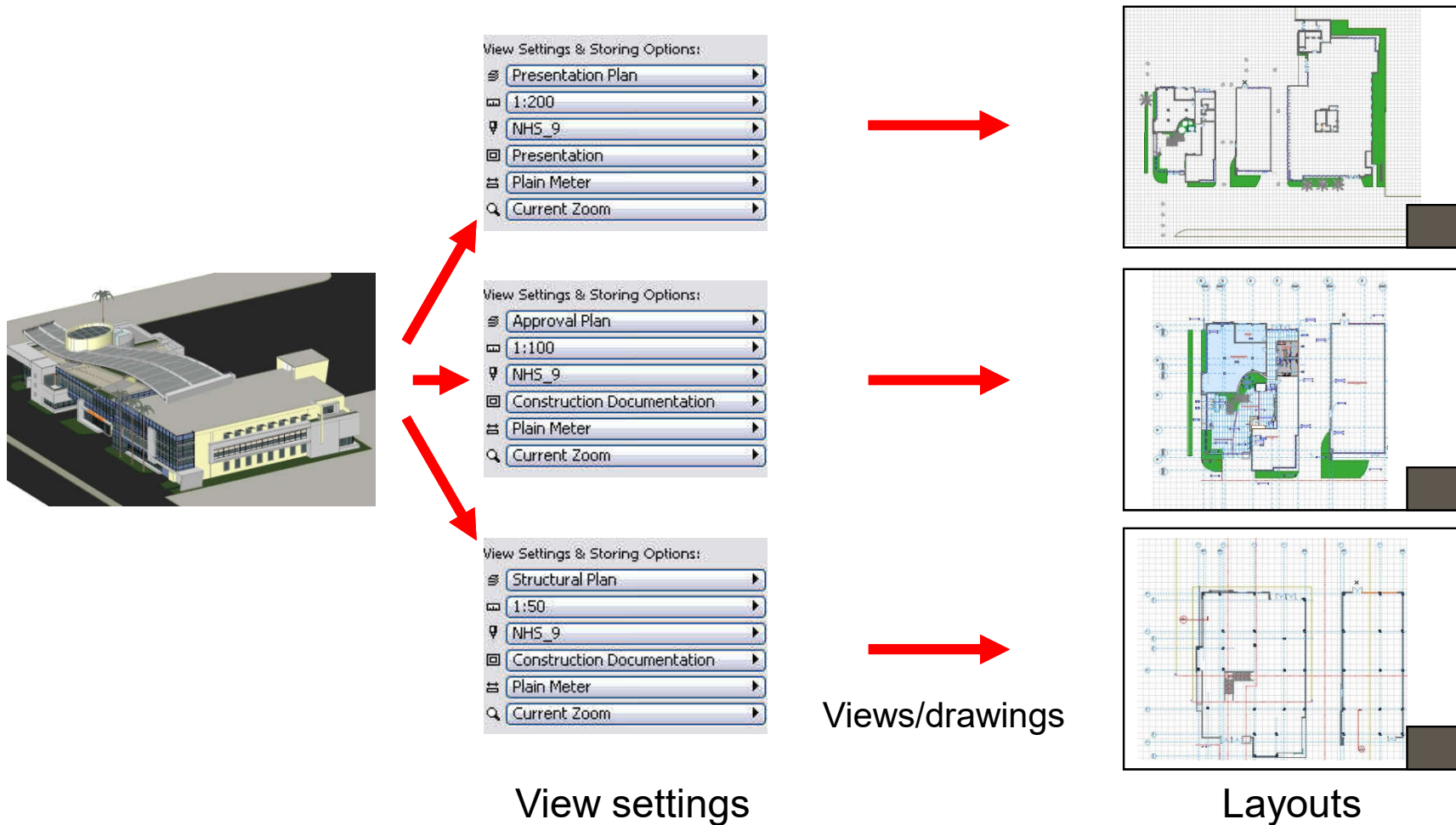
- View comparison:

- The tool for referencing any views/layouts
- The slider ensures easy view comparison between active and referenced views



Documentation concepts in BIM

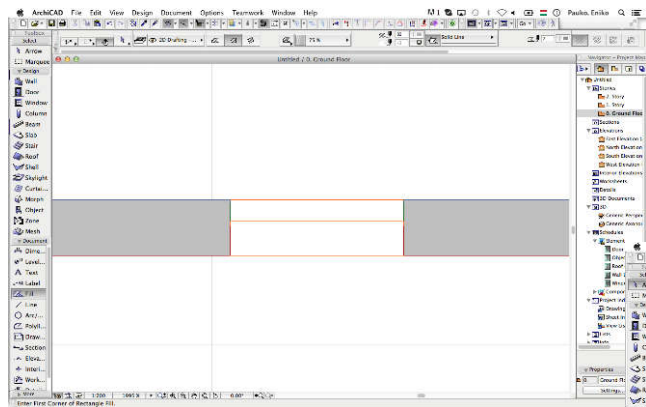
- View sets: model display settings



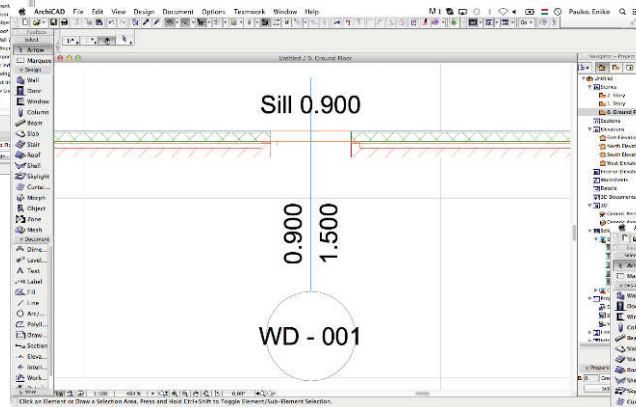
Documentation concepts in BIM

Automatic scale recognition

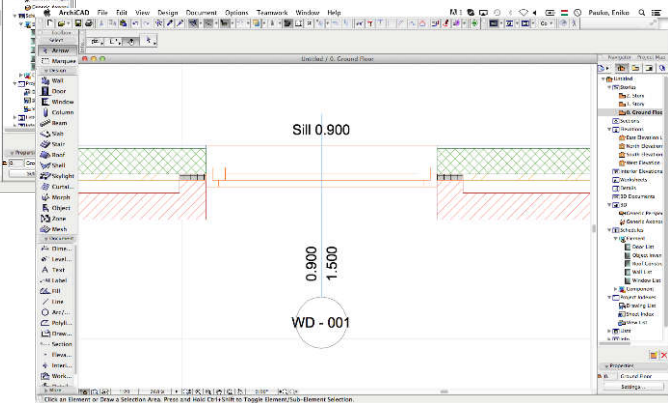
Parametric BIM elements with scale-sensitive representation



Schematic Design



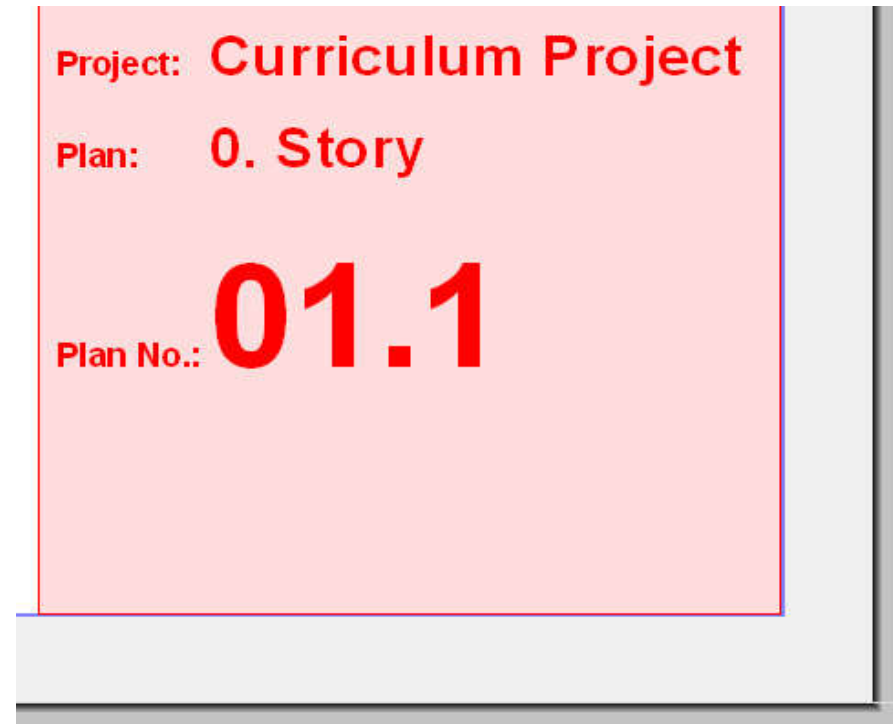
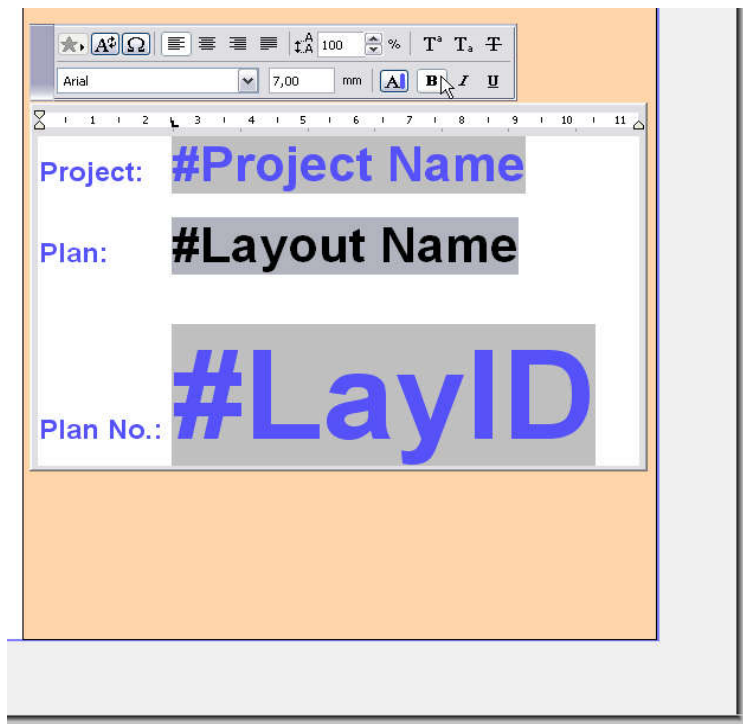
Design Development



Construction Documentation

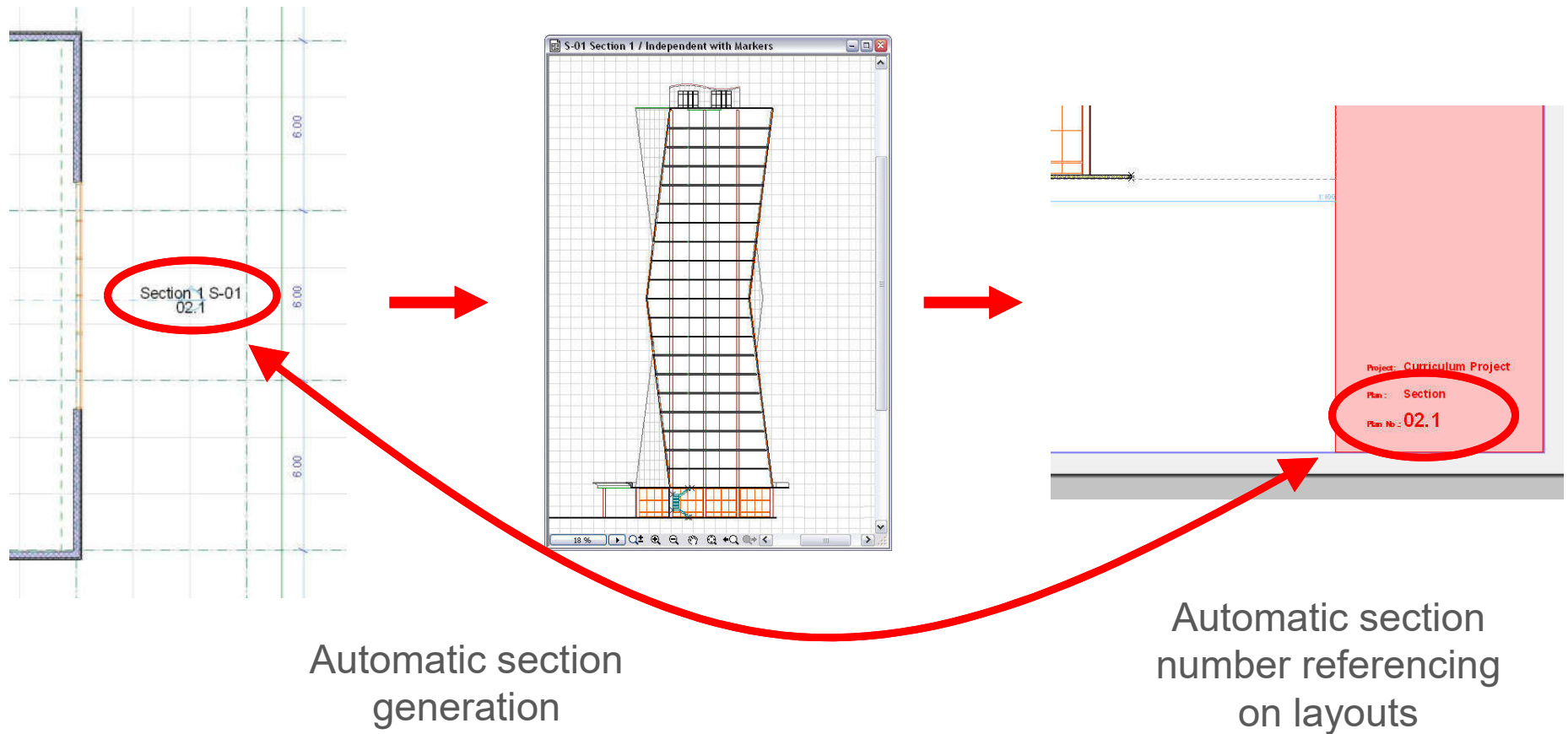
Documentation concepts in BIM

- Master settings and automatic drawing IDs:
- They speed up documentation.



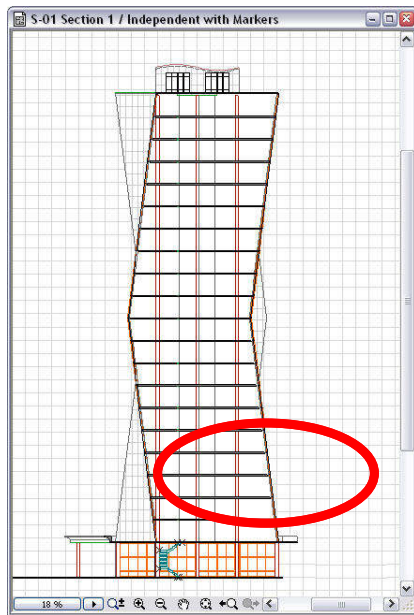
Documentation concepts in BIM

- Numbering referencing

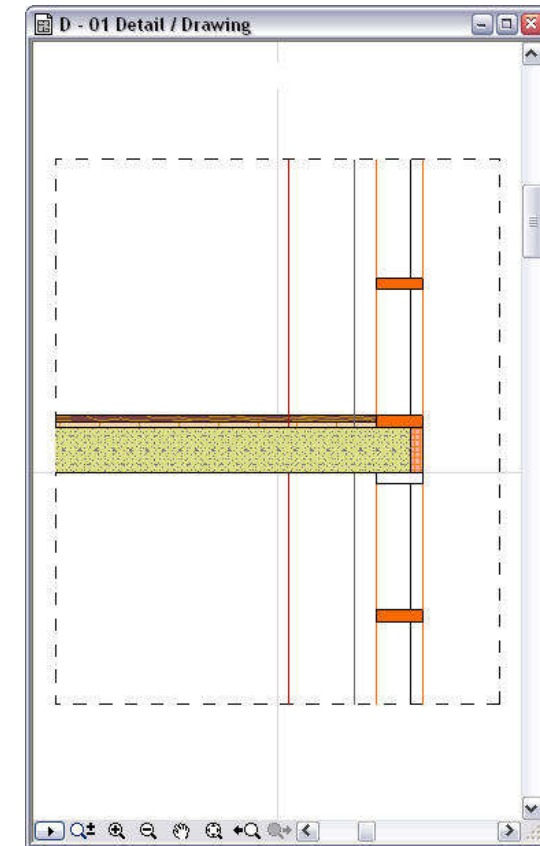
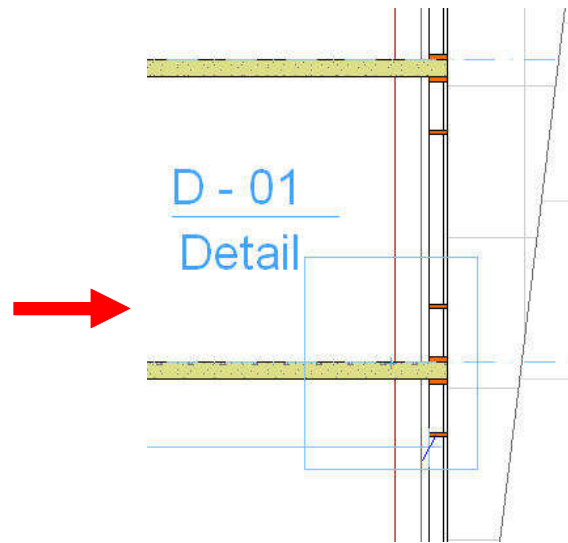


Documentation concepts in BIM

- Detailing



Automatic Detail
Creation



Enhance with 2D elements
or import DWG/DXF details

Documentation concepts in BIM

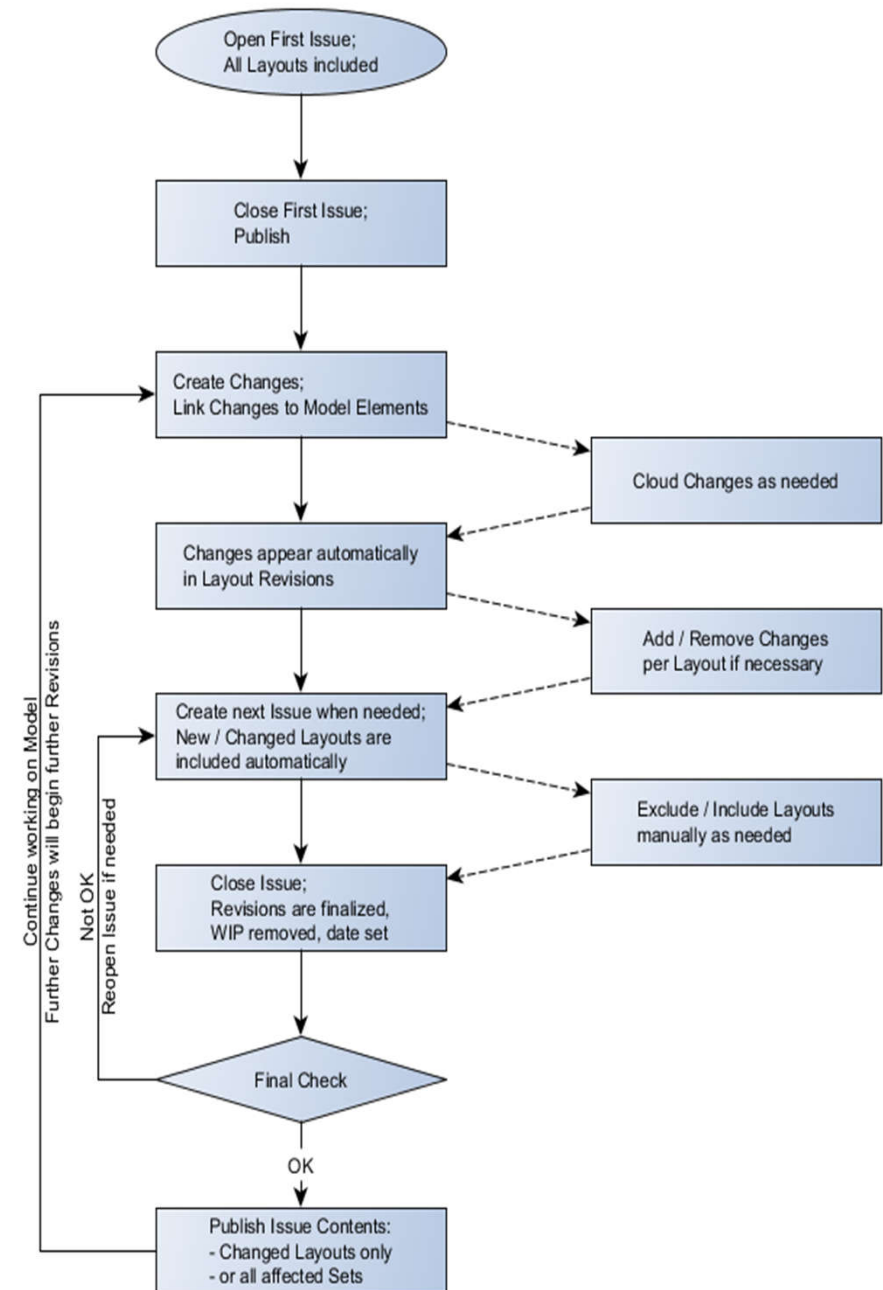
Revision Management Workflow:

First Issue: typically includes all the Layouts in the project. Close the Issue.

Changes and Revisions: automatically tracks your changes on Layout Revisions, provided that your Changes are linked to elements, and provided that Drawings on the Layouts are up to date.

Subsequent Issues: After a Drawing Update for the entire Layout Book, create the next Issue. All Layouts having a new Revision since the previous Issue, plus any new Layouts, are automatically included in the Second Issue. Remove any unneeded Layouts from the second Issue.

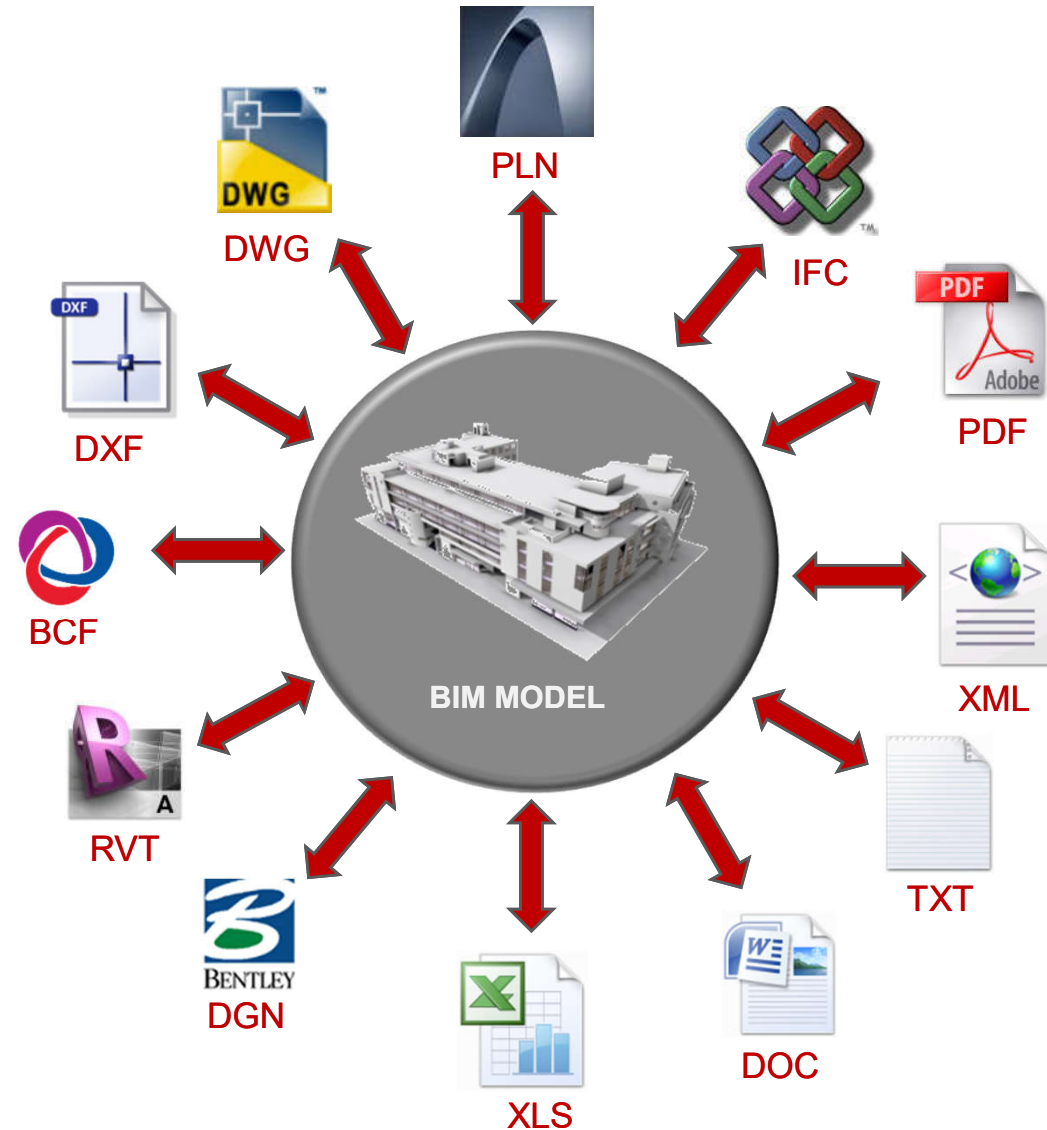
Close and Publish Issue: After closing the Issue, the Layout Revisions are finalized. Review the contents of the Issue. If you see problems, you can reopen the Issue, fix it, then close it again. Publish Issue contents from the Publisher. Any further change on a Layout will automatically generate a new Layout Revision.



Documentation concepts in BIM

BIM supports multiple output types, like:

- IFC
- XML
- DXF/DWG
- PDF
- DWF
-



The information challenge of BIM projects:

File formats & sources of BIM data/objects

- | | |
|--|--|
| <ul style="list-style-type: none">• Contracts and calculations – Word, Excel• Architectural Model – IFC, RVT, DWG, PLN, NWD• Structural Model – IFC, CIS/2• Drawing files DXF, DWG, DGN• GIS Data – SHP, KMZ, WFS, GML | <ul style="list-style-type: none">• Civil Eng – LandXML, DWG, DGN• Cost – XLS• Visualisation – FBX, SKP, NWS• COBie Data – IFC, XLS• Scheduling Data – P3, MPP• BIM data – IFC, gbXML• Site Imagery – JPG, PNG• 3D Scans – Point Cloud data |
|--|--|

Sources of BIM objects:

- Pre-defined objects in BIM software
- Online object libraries
- In-house BIM library



Deliverables from BIM

- BIM can streamline documentation
 - Generate construction drawings and documents
 - Store related information and files
- **BIM Managers** and the **BIM documentation team** should advance the project documentation in accordance to the BIM Standards, the BIM Execution Plan, as well as the information requirements

Deliverables from BIM

- The BIM model provides all the necessary outputs:
- Floor plans
- Sections
- Elevations
- Details
- Interior elevation
- Element schedules
- Quantity takeoffs
- Visualization materials



NHS Office, www.paastudio.com

Typical BIM project deliverables

- | | |
|--|---|
| <ul style="list-style-type: none">• Site model• Massing model• Architectural, structural, MEP models:<ul style="list-style-type: none">- For regulatory submissions- For coordination and/or clash detection analysis- For visualization- For cost estimation | <ul style="list-style-type: none">• Schedule (material, time etc) and phasing program (in BIM or spreadsheet)• Construction and fabrication models• Shop drawings• As-built model (in native proprietary or open formats)• Data for facility management• Other additional value-added BIM services |
|--|---|

Key BIM deliverables that a contractor would be expected to produce

- | | |
|---|--|
| <ul style="list-style-type: none">• Compliance with Employers Information Requirements (EIR)• BIM Execution Plan (BEP)• Common Data Environment (CDE)• BS (PAS) 1192 - Parts 1 to 5• Classification (through Uniclass 2015) | <ul style="list-style-type: none">• Digital Plan of Work (describing Level of Detail – LoD / Work Stages)• Intelligent 3D libraries• Intelligent 3D models• 3D based collaboration• 3D digital survey• Asset performance optimisation• COBie |
|---|--|

Other deliverables that are important in the future:

- Contractor's Information Requirements
- Clash prevention
- 3D model validation
- 3D model take-off
- 3D model based meetings
- 4D/ 5D modelling



Deliverables from BIM

- Examples of BIM documentation tasks
 - 1. CAD to BIM conversion
 - 2. Massing study & analysis
 - 3. Schematic documentation
 - 4. Design development stage
 - 5. Rendering & walk-through
 - 6. Schedules & bills of quantities
 - 7. Construction documentation
 - 8. As-built documentation



Deliverables from BIM

- 1. CAD to BIM conversion
 - Complex shapes are modelled as families to create a fully parametric BIM model
 - Utilizes existing 2D CAD or PDF format to build intelligent BIM models
- 2. Massing study & analysis
 - At conceptual stage, provides good comparative data through building performance simulations
 - Any design change can be instantly evaluated



Deliverables from BIM

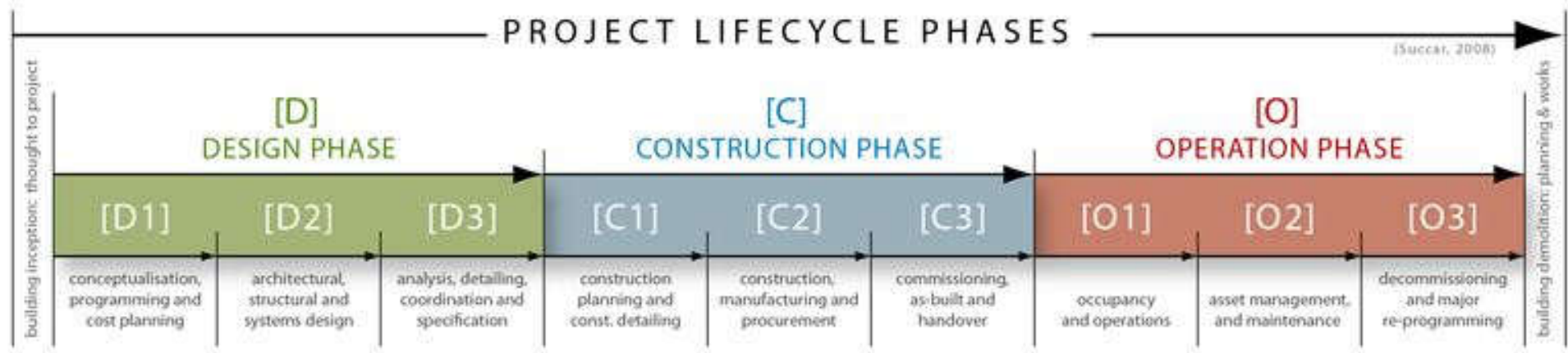
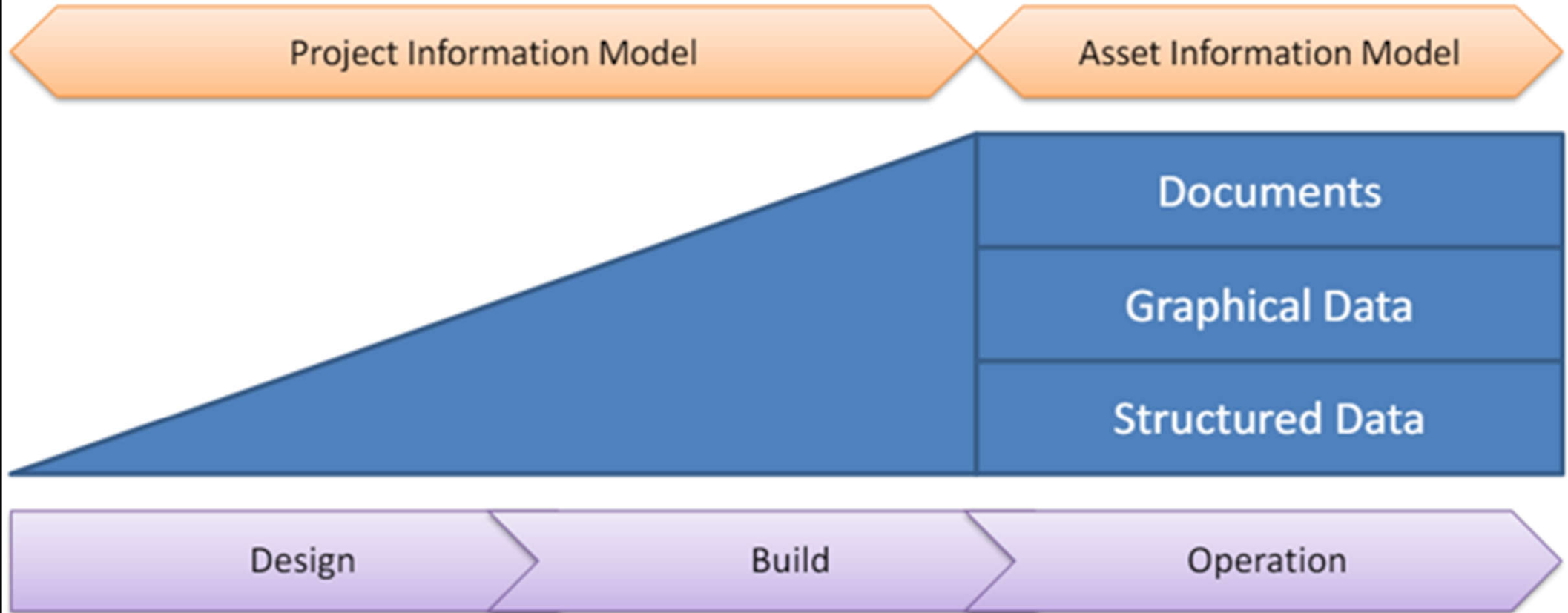
- 3. Schematic documentation
 - Fine-tune conceptual models & evaluate the functionality, economics and performance
 - Provide basic quantities from BIM models to enable quick and spontaneous cost evaluation
- 4. Design development stage
 - Detailed design for design co-ordination, detailed analysis, rehearsing complex procedures, optimizing design solutions, planning procurement of materials, equipment and manpower



Deliverables from BIM

- 5. Rendering & walk-through
 - 3D visualization (perspectives, walk-through, and photorealistic renderings) from BIM models
- 6. Schedules & bill of quantities
 - Extract precise Schedules or Bill of Quantities (BOQs) directly from the model
- 7. Construction documentation
 - Generate construction drawings & accurate details
- 8. As-built documentation & models

The operational flow of BIM models in the building's life-cycle





Deliverables from BIM

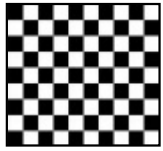
- **Visual** BIM construction documentation:
 - Site photography
 - Video documentation
 - Webcam of the project
 - Drones & UAV (unmanned aerial vehicle)
 - 3D laser scanning & 3D virtual tour
- Example: documentation and 3D reconstruction of cultural heritage monuments



(Video demon: 3D Digital Heritage Preservation - 3D laser scanning - 3D modeling (4:30))

<https://youtu.be/4AGk01Ims5k>

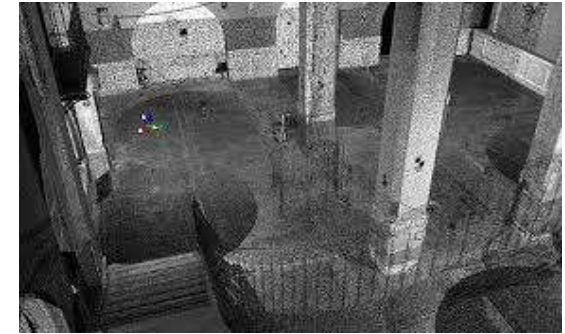
Using static scanners for 3D models



Hang targets



Scan, scan and scan again!



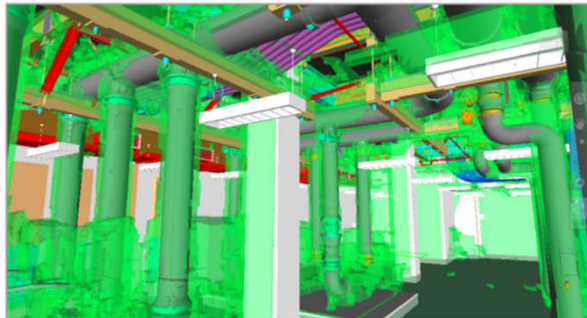
Obtain point clouds



Stitch together point clouds from scans



Revit modelling



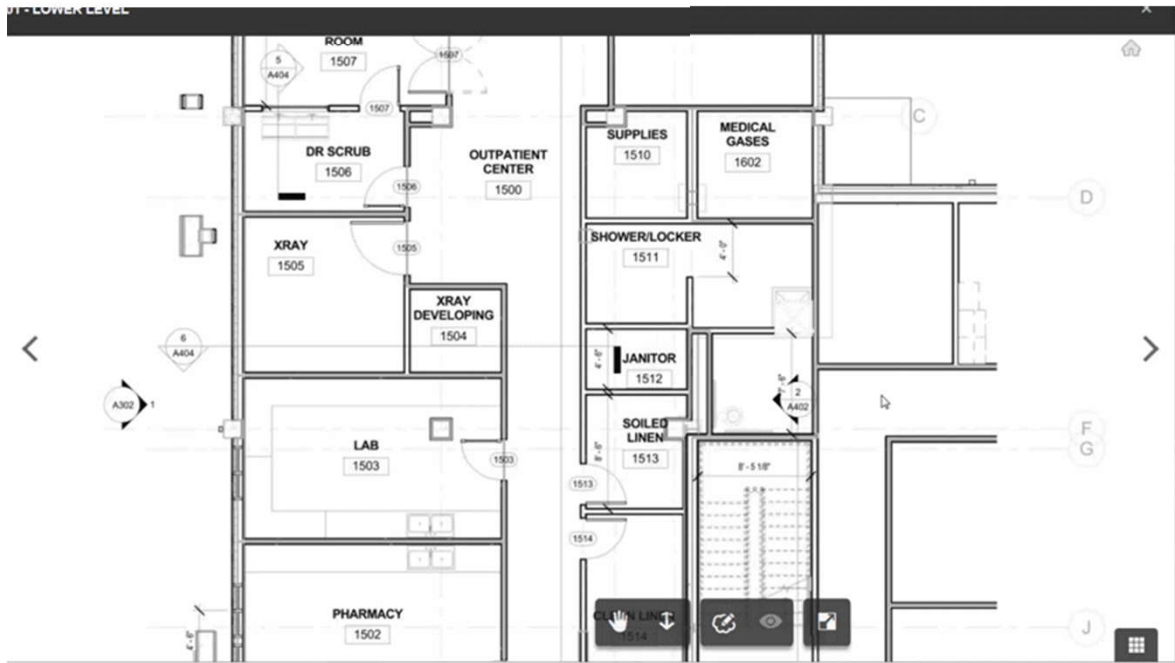
Scan to BIM



Cloud-based platform

- Cloud-based construction/project management
 - Improve collaboration, team working & communication
 - Eliminate paper-based documentation and repetitive manual tasks
 - Easily access drawings, documents & models
 - Cloud storage + mobile (smart phone, iPad)
 - Collect field data instantly in a consistent way
 - Resolve issues using forms, automated workflows

Cloud-based construction document management



(Source: <https://connect.bim360.autodesk.com/save-time-money-with-cloud-based-construction-document-management>)

An example of cloud-based construction management software: (a) coordinate extended project teams

Wastewater Treatment Plant [switch project](#)

Utilities Program
Water Portfolio

Owner Operator - PM/CM Firm John Smith [logout](#)

8/24/2015, 6:39:49 PM UTC

Report Statistics Alert Relation **Organization**

[back](#) [Cancel](#)

Name: All
Description: All Organizations
 Shared

[save as image](#)

Has Permission No Permission

For better transparency, the workflow diagram shows the communication flow within your extended project team.

To save your staff's time, EADOC's distributed administration model allows project team members to manage their own sub-contractors and sub-consultants.

```
graph TD
    EADOC[EADOC] --- Owner[Owner Operator - PM/CM Firm]
    Owner --- Contractor[Contractor]
    Owner --- Design[Design Consultant]
    Owner --- Env[Environmental Consultant]
    Owner --- Stakeholders[Stakeholders]
    Owner --- Ops[Operations Team]
    
    Contractor --- SC_Mech[Sub-Contractor Mechanical]
    Contractor --- SC_Civil2[Sub-Contractor Civil II]
    Contractor --- ST[Specialty Testing]
    Contractor --- SC_Civil[Sub-Contractor Civil]
    Contractor --- IC[Instrumentation Contractor]
    Contractor --- SC_Elec[Sub-Contractor Electrical]
    
    Design --- MD[Mechanical Designer]
    Design --- ED[Electrical Designer]
    Design --- ID[Instrumentation Designer]
    Design --- CD[Civil Designer]
    Design --- ER[Engineering Reviewer]
```

An example of cloud-based construction management software:

(b) manage design and construction documents

The screenshot displays the eadoc software interface for a project titled "Wastewater Treatment Plant". The interface includes a navigation sidebar on the left with categories like Start, Work, Documents, Reports, Finance, Profile, Admin, and Help. The main content area is divided into several sections:

- Drawing A1-1**: Shows revision details for "original 1" with a revision date of 08/10/2015. The subject is "Operation Building Floor Plan - 1st Floor" and the folder is "Architectural".
- Locations**: Lists "Operations Building".
- Links**: A table showing a link between a document and a note.
- Files**: A table listing files with their sizes and descriptions.
- Web Links**: Provides links to the drawing on a web server and in a web explorer.

Three callout boxes highlight key features:

- Easily manage project drawings and revisions to keep your entire team up to date.** (Points to the Drawing A1-1 section)
- Link drawings to locations, RFIs and other relevant files.** (Points to the Links section)
- Link to files in other applications.** (Points to the Web Links section)

The interface also shows a "Published Draft" sidebar on the right and a "Close" button at the bottom right.

An example of cloud-based construction management software:

(c) manage daily logs and punch lists

Wastewater Treatment Plant [switch project](#)
Utilities Program
Water Portfolio
Owner Operator - PM/CM Firm John Smith [logout](#) 8/21/2015, 5:10:59 PM UTC

RFI Submittal CD Inspection **Punch List** T&M Tags Non-Compliance

Start
Work
Documents
Reports
Finance
Profile
Admin
Help

Item # 2
Created By: Owner Operator - PM/CM Firm, John Smith
Date Created: 08/21/2015
Date Submitted: 08/21/2015
Status: Pending
Priority: Low
Due Date:
[+ Additional Send & Assignment Information](#)

Subject: Peeling Paint
Folder:
Type: Finishes
Punch List: Operation Building Punch List
Item Description: The front door of the Operations Building is broken
Location Description: The front entrance of the Operations Building
Locations: Operations Building
Files:
File: [broken door.jpg](#) Size: 207.04 KB Thumbnail Description

Responses

Remove	Number	Subject	Created By User	Created By Organization	Status
	3	Contractor Response to Item # 2	Frank Fowler	Contractor	Pending
	2	Construction Manager Response to Item # 2	John Smith	Owner Operator - PM/CM Firm	Pending
	1	Contractor Response to Item # 2	Frank Fowler	Contractor	Pending

View: Default Customize Save Page Size: 6 Found 3 Results

Cloud-based platform



- Automate complex processes and document collaboration for project team members

- Architects
- Engineers
- General Contractors
- Specialty Contractors
- Estimators
- Foremen/Superintendents
- Building owners/operators



Cloud-based platform



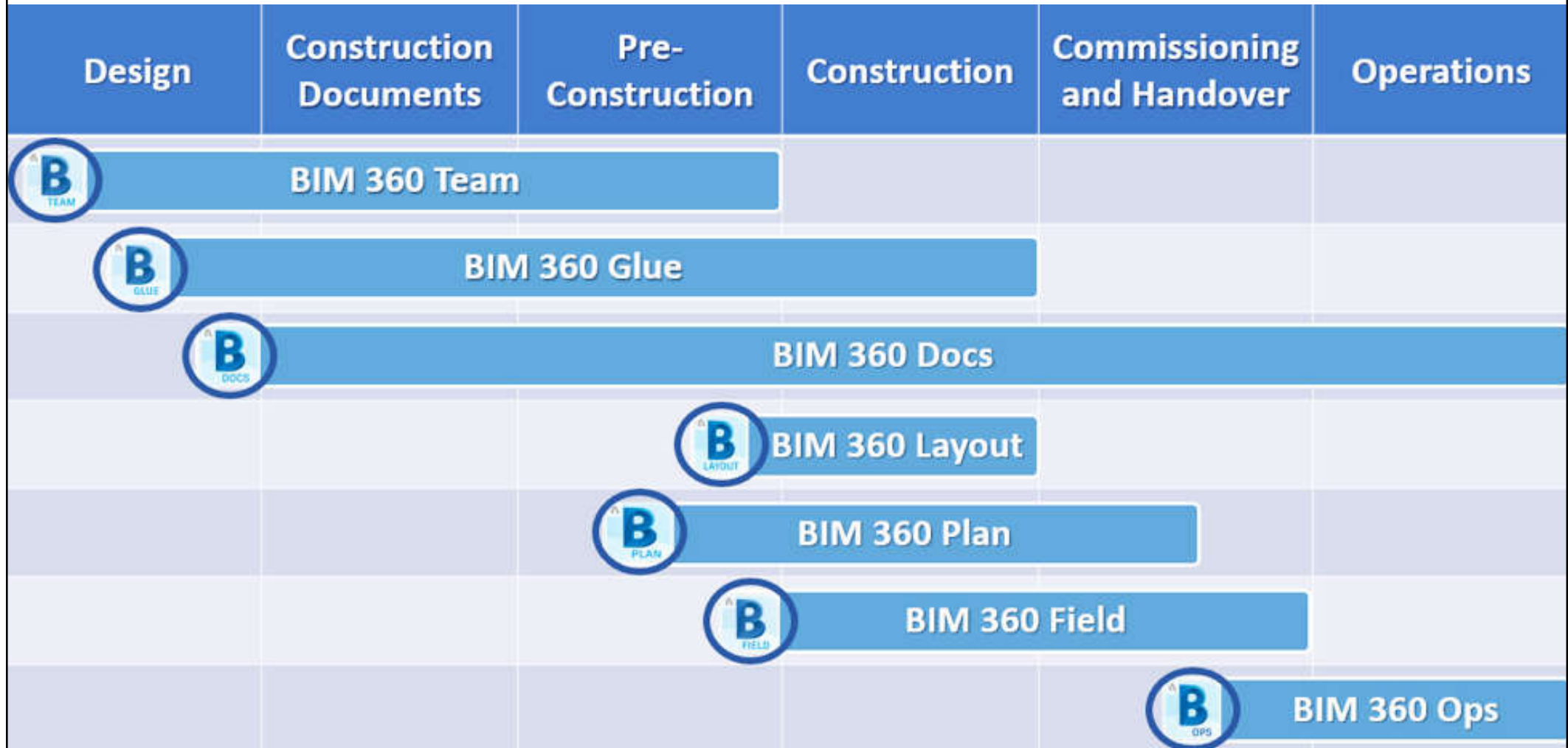
- Benefits of cloud-based project management
 - Real-time collaboration & document management
 - Project files are stored in a secure database
 - Work on the same set of files with project partners
 - Co-author, publish, review, markup & share comments
 - Create, edit, collaborate & organise
 - Enhance BIM workflow & issue management
 - Notifications on document and user status changes
 - Activity tracking, markups & file revisions
 - Create, manage, distribute & approve submittals



Cloud-based platform

- Examples of cloud BIM document/project management software/platforms:
 - Aconex <http://www.aconex.com/>
 - Autodesk BIM 360 <http://bim360.autodesk.com/>
 - Bluebeam Revu <http://www.bluebeam.com/>
 - Building in Cloud <http://www.buildingincloud.net>
 - ProjectWise (EADOC)
 - <http://www.bentley.com/en/products/brands/projectwise>
 - Trimble Connect (GTeam) <https://connect.trimble.com/>

BIM 360's cloud-based common data environment: seven solutions



- Keep up-to-date on design development
- Detect clashes before they're built
- Provide one location for all project documentation
- Manage project quality
- Do project layout from an iPad
- Offer simple and effective punch or defect lists for contractors



Cloud-based platform

- Demon of cloud-based document management software tools



- Aconex for Contractors demo (3:42) <https://youtu.be/r1lL-jTQA0o>
- Aconex Demo - Take control with Aconex project-wide cloud (3:23) <https://youtu.be/4dFajd0eOtU>
- BiC-Construction Document Management (2:39) <https://youtu.be/6C7rtcc0JLE>
- EADOC Document Management Overview (4:45) https://youtu.be/ZU_PaJzkw48

Typical functions of collaborative management (coordination) tools

- Electronic calendars (time management): schedule events and automatically notify & remind group members
- Project management systems: schedule, track, & chart the steps in a project as it is being completed
- Online proofing: share, review, approve, & reject web proofs, artwork, photos, or videos between designers, customers, and clients
- Workflow systems: collaborative management of tasks & documents within a knowledge-based business process
- Knowledge management systems: collect, organize, manage, & share various forms of information
- Enterprise bookmarking: collaborative bookmarking to tag, organize, share, and search enterprise data
- Prediction markets: let a group of people predict together the outcome of future events
- Extranet systems (project extranets): collect, organize, manage & share information associated with the delivery of a project
- Intranet systems: quickly share company information to members within a company via Internet
- Social software systems: organize social relations of groups
- Online spreadsheets: collaborate and share structured data & information
- Client portals: interact & share with clients in a private online environment