In July 2018, IMAGINiT Technologies conducted its fourth annual survey to identify trends in building information modeling (BIM) and facilities management. Over a period of two weeks, 314 individuals responded. Half of the survey participants work in architecture and building design, while the remainder work in engineering and analysis, facilities management, building ownership, or construction. The results revealed several insights.

Owners are asking for specific digital deliverables more often, which translates into more BIM work for architecture, engineering, and construction (AEC) firms.

Compared to 2017, considerably more owners are seeking deliverables like COBie as part of projects. In addition, owners continue to have an interest in information derived from model deliverables. Survey respondents indicated that they are leveraging information contained in models at higher rates than in 2017. Owners are interested in data related to space, assets, COBie/IFC-based information, and manufacturer specifications.
These owner trends are affecting AEC firms. The number of AEC survey respondents working on BIM projects always/very often or often jumped nearly 10% between 2017 and 2018. In addition, over two-thirds of AEC respondents (67.7%) indicated that they have already transitioned from CAD to BIM.
Among building owners, technology adoption to support facilities management is on the rise.

Owners are utilizing computer systems, automation, and the Internet of Things to facilitate their facilities management activities. Key findings include the following:

- The percentage of owners using Integrated Workplace Management Systems (IWMS) and Computer Aided Facilities Management (CAFM) systems to track space and assets increased significantly between 2017 and 2018.

- Over two thirds of owners (67.4%) are using their CAFM/IWMS system as the system of record for facilities data.

- Automation, such as smart systems or linking room usage to electrical, heating, and cooling systems, is on the rise. In 2017, 55% of respondents indicated that they were using automation. In 2018, that percentage increased to 66.7%.

- Adoption of the Internet of Things (IoT) for facilities management purposes is also growing.
However, owners are still struggling to bridge the gap between BIM and Facility Management systems. Ongoing challenges are integrating and maintaining BIM data in Facility Management Systems, as well as ensuring that employees have the appropriate knowledge and training to support these systems.

To support or expand BIM processes, both AEC firms and owners are exploring additional technology tools.

Noteworthy trends include AEC and owner interest in:

1. **Augmented/Virtual Reality.** Close to one third of survey respondents (30.3%) are already using augmented/virtual reality devices, software, or models. Another third has just begun or expects to use these technologies in the next 12 months.

2. **Reality Capture/Scanning.** Nearly one third (30.1%) are already using reality capture and/or scanning. Another third has just begun or expects to use these technologies in the next year.

3. **Cloud-based Data/Project Management.** Almost 40% of respondents are already using cloud-based data and project management. Looking ahead to the next 12 months, 41.7% of respondents indicated that they will just begin using these technologies or they expect to begin using them.
Conclusion

BIM has the potential to deliver significant value to both building owners and AEC firms. Based on IMAGINiT Technologies’ work with various clients, we’ve seen how different stakeholder groups have maximized the value of BIM by adopting certain best practices:

- **Developing BIM standards or guidelines.** Before integrating BIM data with a Facility Management System, owners must identify the key pieces of information needed to support facilities management activities. Capturing this information in a BIM standard is a great way to break down barriers between BIM and facilities management. During projects, AEC firms may encourage owners to develop this type of standard based on their unique requirements.

- **Integrating BIM with Facility Management Systems.** Progressive building owners develop integration plans which outline what BIM information will be stored in their Facility Management System, as well as how it will be updated over time. This helps extend the value of BIM throughout the building lifecycle.

- **Embracing new technologies.** Tools like reality capture and cloud-based data management can enhance building operations, as well as project collaboration. It’s important for firms to get up to speed quickly on these tools and to profit from their use as soon as possible. It can be helpful to partner with an outside firm for training on the technical use of new software. Project-based proof of concepts and targeted project assistance from experts can also be valuable.

Working with a trusted partner like IMAGINiT Technologies can help both building owners and AEC companies enhance their productivity and efficiency, while deriving the greatest benefit from investments in BIM.