Subject: NAVFAC’s Building Information Management and Modeling (BIM) Phased Implementation Plan

References:  
(a) Unified Facilities Guide Specifications (UFGS) Section 01 78 24.00 20 Facility Electronic Operation and Maintenance Support Information (eOMSI) 2014  
(b) eOMSI Facility Data Workbook  
(c) NAVFAC Building Information Modeling (BIM) Requirements for Designer of Record (DOR)  
(d) NAVFAC BIM Project Execution Plan (PXP)  
(e) NAVFAC BIM Guidelines

1. Purpose

Provide overall NAVFAC policy and guidance on implementation of Building Information Management and Modeling (BIM) deliverables, roles, and responsibilities.

2. Background

NAVFAC processes and data systems were reviewed and facility data was mapped to understand whether leveraging BIM technology was cost effective. After executing in-house BIM Pilot Projects and coordinating with Public Works (PW) business line on their facility maintenance database (MAXIMO), NAVFAC is developing a plan to incorporate BIM for design, construction, and maintenance. The phased implementation plan provides NAVFAC with the opportunity to track metrics and document lessons learned. Phase I mandates BIM electronic deliverables provided by A/E firms and contractors as specified in eOMSI specification and eOMSI facility data workbook. Phase II involves training the field to comprehend their roles and responsibilities in acquiring BIM electronic deliverables. Phase III requires full BIM to include electronic deliverables and associated 3D parametric model.

Phase I Electronic Deliverables, References (a) and (b), FY15

Phase II Field Training on BIM electronic deliverables, FY15

Phase III 3D Parametric Modeling, References (c) through (e), FY16
3. Definitions

eOMSI Specification (Reference (a)):
Specifies all electronic deliverables for a project and consists of two parts:
   Part 1 - eOMSI Manuals:
      1) Product and Drawing Information (e.g. operations and maintenance (O&M) data, shop drawings, etc.)
      2) Facility Information (e.g. describes the function of the facility, floor plans, etc.)
      3) Primary Systems (e.g. HVAC system, electrical system, fire protection system, etc.)
   Part 2 - eOMSI Facility Data Workbook

eOMSI Facility Data Workbook (Reference (b)):
Contains required eOMSI facility data file, which is a contract deliverable populated by the Contractor and provided to the Government for upload into MAXIMO.

NAVFAC BIM Requirements for Designer of Record (DOR) (Reference (c)):
Contains definitions, minimum modeling and facility data requirements, submittals, and reviews for the A/E to follow during design of 3D parametric models.

NAVFAC BIM Project Execution Plan (PXP) (Reference (d)):
Identifies how BIM will be used in the project, along with a detailed process for executing BIM to be completed by the A/E and provided to the Government as a deliverable for review and approval.

NAVFAC BIM Guidelines (Reference (e)):
Explains roles and responsibilities for the field (Project Manager (PM), Design Manager (DM), Construction Manager (CM) & Public Works (PW) personnel) to follow as BIM deliverables (eOMSI manuals, eOMSI facility data, and 3D parametric model) are generated by the A/E and Contractor for Government review and approval.

4. Applicability

This Engineering and Construction Bulletin (ECB) applies to all projects (Design Build (DB) & A/E Design Bid Build (DBB)) that meet the following requirements:
   1. New construction greater than or equal to $750K
   2. Major renovation greater than or equal to 50% of the Plant Replacement Value and greater than or equal to $2.5M

Note: In-House Design Bid Build (DBB) teams are presently not required to use Building Information Modeling (BIM) due to limited network capacity and capability.
5. Policy

Effective FY15 Blue Navy Projects:
NAVFAC Designers will incorporate references (a) and (b) for applicable projects requiring the following electronic deliverables - eOMSI manuals and eOMSI facility data workbook for upload into MAXIMO.

Effective FY15 Marine Corps and other DOD Supported Command Projects:
NAVFAC Designers will incorporate reference (a) Part I for applicable projects requiring the electronic deliverable of eOMSI manuals.

Effective FY16 Blue Navy Projects:
NAVFAC Designers will incorporate references (a) through (e) for applicable projects requiring Building Information Management and Modeling along with the following electronic deliverables - eOMSI manuals, eOMSI facility data workbook for upload into MAXIMO, and 3D parametric model.

Effective FY16 Marine Corps Projects:
BIM policy being defined developed and issued under an amendment to this ECB.

6. Point of Contact

The HQ point of contact for this ECB is Mr. David J. Gutierrez, AIA, NAVFAC HQ CI, Chief Engineer’s Office.

[Signature]

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