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'BUILDING TOMORROW'

Eque2 feature in a CIOB and ITN Productions programme explaining the importance of innovative technology in construction management.

Capturing the latest innovations and best practice in building and construction management, this programme explains how more and more construction firms are realising the importance of not only being able to streamline their processes, but also having visibility across all stages of a project.

Technology plays an important role in making it possible to provide the right information, to the right people, anywhere, at any time. As Eque2's part of the programme reports, the benefits include better margins...

Introduced by
national newsreader

Natasha
Kaplinsky



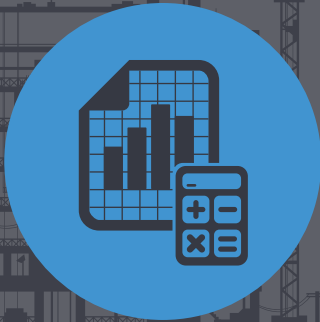
Featured Eque2 Customer: Keysource

"We operate in a very high technology marketplace, so to have a solution that was going to be future-proofed, could expand and was a long-term proposition was very important for Keysource"

Jon Barton, Finance Director of Keysource features in the 'Building Tomorrow' film



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BIM and CDM2015 Regs:

An exclusive interview with Stefan Mordue

UK Construction Excellence speak exclusively to Stefan Mordue about how BIM can play a key role in Health and Safety and the CDM2015 Regulations.

STEFAN Mordue is a chartered architect, construction project manager, writer and NBS consultant. He is co-author of a number of publications, including 'BIM for Construction Health & Safety' and 'BIM for Dummies', and was part of the team that delivered a joint project for NBS and the UK BIM Task Group to produce a BIM toolkit in preparation for the Government's BIM mandate.

Stefan is a visiting lecturer at Heriot-Watt University in Edinburgh, and he sits on a number of industry and technical standard committees, including the British Standards Institute Occupational Health & Safety Management and the Architects Council of Europe BIM working group. He was a founding member of the CIC BIM2050 working group.

How can BIM benefit those responsible for Health and Safety risk management?

Everybody has something to gain, from the client to the end user – everybody can benefit from the introduction of Health and Safety information into BIM. Having data that's readily available, consistent, structured and in an open format makes it easier to read, digest and interpret.

When it comes to Health and Safety, it's really about getting critical information to people when they need it and at the right time. While Health and Safety should be an on-going concern



for a whole project timeline, what BIM can allow us to do is have an earlier consideration of hazards and risks within the design as we are sharing and coordinating information within the project team.

It can benefit such things as construction sequencing and virtual reality simulations. These processes are about constructing in a safe virtual environment without anybody getting hurt right the way through to the construction phase. We can use BIM for training, hazard detection, etc. but while techniques such as 4D sequencing and simulations are useful tools within Health and Safety, we can use less technically advanced methods. They can be just as powerful by showing information in a graphical way so all can understand it. Just recording hazards or decisions on risk in a structured way using an open format such as COBie is again very powerful.

Do you think that there is enough awareness amongst those responsible for Health and Safety risk management of the advantages of BIM?

I would say it's increasing. If we went back to the 2011 Government Construction Strategy, Health and Safety wasn't mentioned at all. It was mentioned, however, as a key driver within the Construction 2020 – 2025 Strategy. This acknowledged Health and Safety would play a vital component in a roadmap to success.

It's extremely positive to see Health and Safety coming into

these larger strategies and we are now realising that to have a construction industry we can all be proud of, we need to bring younger people through and we are only going to do that by having a safe industry.

Contractors, particularly the large Tier 1 contractors, have been using BIM for Health and Safety management for quite some time now but we need to start to use it as an early intervention. The best form of any prevention is at the pre-construction stages.

Is there an obvious link up between BIM and CDM2015 Regulations?

There are many synergies there. It's all about managing information and making it readily available to people so they can use it effectively. A lot of the benefits of BIM are discussed in terms of monetary value or cost savings and efficiency gains, but there are real opportunities for health and safety management to be incorporated into that BIM process. It doesn't have to be a really high tech solution; collating relevant and crucial information in a very simple and graphical way that can then be communicated to the relevant people is really powerful, particularly when you consider that some of the unfortunate injuries and fatalities that have happened in recent times come down to a language barrier. Having information that is readily available and easy to understand can be a very powerful tool when it comes to Health and Safety.

When we consider how

important the construction industry is to the UK economy and we look at some of the facts and figures around the industry, although it is improving it is still quite a dangerous industry to work in. Given the fact that it is so vital for our economy, we really need to start to think how we can make the industry safer and how we can produce safer assets. Only by doing this can we make an industry that the next generation of professionals can be really proud of and one that they want to work in.

With the new CDM2015 Regulations now in force and the creation of new role of the Principal Designer and all of its responsibilities, presumably BIM will have a vital role to play?

Yes, it will. People are certainly using BIM during the construction phases but with any safety intervention the best form is do it before you even put a spade in a ground. It needs people to start thinking about these things a lot earlier; we need to start embedding this within the design chain.

The change in the CDM2015 regulations with the introduction of the Principal Designer is really promising because that role is best placed and has the most influence to design out and coordinate health and safety information at the pre-construction stage.

How could a resource like Construction Operation Building information exchange (COBie) be used in relation to Health and Safety?

COBie is simply a model view of the IFC (Industry Foundation Classes) schema. The idea is that it is used to improve processes of how we collect BIM information and how we handle that information and share it with asset owners, occupiers or operators, helping them to manage their asset more effectively. COBie isn't asking for any more information than we currently deliver but what it is asking for is it in a structured way. It's interesting if you look at the BIM Task Group website. It originally described COBie as being a means of sharing structured information just like CDM and BIM.

COBie has an issues column, which is quite useful as it provides the designer with the opportunity to record information such as risk ratings or CHARM (Chemical Hazard and Risk Management). This is all structured and can be shared within the design team. Other simple approaches include recording risks in other open standards. The IFC4 has a property set called P Set Risk so you can start to highlight information or tag BIM objects

and communicate information in a very simple way – for example through a colour-coded system. Some of the non-graphical information and attributes can then be scheduled and risks and hazard can be easily located.

Can a digital model of a building still be useful in terms of managing Health and Safety even after the physical construction is complete?

One of the real value propositions of BIM is as well as procuring a physical asset; you also procure a digital one. Throughout the process you are getting this digital creation as a by-product but that digital model has the power to become the basis of many things going forward. It can help inform training or simulation and post construction can be used to plan or execute safe methods of operation and maintenance. It becomes a really powerful weapon in the arsenal of the building owner.

How do you see the role of BIM developing in the future with regards to Health and Safety?

That will be interesting. There have been lots of attempts to try and automate the processes such as regulation and legislation over the years. Sometimes that's quite difficult because a lot of them aren't black and white so it still needs a lot of human

participation to understand some of this information.

What we'll see is BIM will start to develop so that we have information close to hand to allow us to make informed decisions. We'll also see immersive technologies coming from the gaming industry. This will give the ability to put yourself in a situation and really start to understand your surroundings and maybe some of the impacts that your decisions may have on Health and Safety.





In terms of the BIM Level 2 mandate in April, how well prepared do you feel the industry is?

I don't think we should get too hung up on the date that has just been and gone. April is just the mark of the start of the journey for many.

I think the industry is equipped with a lot of the tools now to go forward. Some people are more advanced than others but now we have the Government website up and running with more information being added to that over time. There are lots of good resources, many of which are free, and we have standards and protocols in place now.

It's just about making a start on that journey and realising you're not going to implement everything first time because the whole thing is a big change in culture and approach as well, so managing expectations is going to be crucial.

Do you expect the private sector to play a more significant part in the uptake of BIM?

We are seeing a lot of the private sector using BIM. I believe a lot of that will be dependent on the client. It will most likely be down to the private sector and construction professionals advising the client of the

advantages of BIM. Hopefully, we will see the private sector using it because it is a better way of working – it's more efficient and you get a better performing asset at the end of the day.

Is it fair to say that BIM is as much about changing people's outlook/behaviour as it is about new technology?

It is, and in my personal opinion there's not enough emphasis or guidance given in this area. BIM is very much about a behavioural change programme than it is about technology or process change debate.

It's going to require changes to policy and how we use technology and devices. For example, how we use our mobile devices on construction sites and file-sharing sites such as Youtube, which have historically been used for viewing music videos and the like; we need to think about these resources in a different way. Social media is another example and unlocking its power to get access to a whole online community of like-minded people where you can share, exchange and collaborate ideas.



Phase I of UK's first fully connected road test environment announced

A project to create one of the world's most advanced environments for connected and autonomous driving has begun, after a successful application for funding from the Government's £100M Intelligent Mobility Fund.

The fund, which has been established to accelerate research and development in connected and autonomous vehicle technologies, is administered by the Centre for Connected and Autonomous Vehicles (CCAV) and delivered by the UK's innovation agency, Innovate UK.

The only one of its kind in the world, the UK Connected Intelligent Transport Environment (UK CITE) project – which could see trials on public roads as early as next year – is worth a total of £7.1M (including investment from the Government) and will enable automotive,

infrastructure and service companies to trial connected vehicle technology, infrastructure and services in real-life conditions on 40 miles of roads within Coventry and Warwickshire. The project will investigate how technology can improve journeys, cut traffic congestion and provide in-vehicle entertainment and safety services through better connectivity.

The UK CITE consortium comprises leading industry,

academic, and local and national governmental organisations. It is jointly led by Visteon Engineering Services Limited and Jaguar Land Rover, and includes Coventry City Council, Coventry University, Highways England Company Ltd, HORIBA MIRA, Huawei Technologies (UK) Ltd, Siemens, Vodafone Group Services Ltd, and WMG at University of Warwick.

The UK CITE project will create the UK's first fully connected infrastructure on public roads using a combination of wireless technologies, which can enable real-world testing in a safe and managed way.

Phase I of the project will continue until the end of 2016 and will include the preparation of infrastructure on routes along the M40, M42, A46, and A45 – as well as an urban route in Coventry – and the preparation of a Vehicle, Systems and Gantry App, which will ensure variable roadside messages appear in-vehicle, either on the vehicle display or smartphone. Finally, pre-test trials will take place on HORIBA MIRA's City Circuit.

Claire Lewis, Senior Business Development Manager at lead consortium partner Visteon Engineering Ltd, said: "The UK CITE project is an ideal opportunity for automotive manufacturers, technology and infrastructure providers and service operators, and infrastructure operators

to collaborate to develop a real-world test bed for connected technology in a non-competitive environment. The UK CITE project will enable all partners to accelerate their learning on cyber security and safety whilst exploring the commercial opportunities of the connected vehicle area."

Tony Harper, Head of Research and Technology at Jaguar Land Rover, said: "This test route with its mixture of road types and technology deployment is challenging the technology operation in real world environments and will provide the insight needed for deployment. This test route is exactly the sort of innovative infrastructure the UK needs to compete globally.

"The connected and autonomous vehicle features we will be testing will improve road safety, enhance the driving experience, reduce the potential for traffic jams and improve traffic flow. These technologies will also help us meet the increasing customer demand for connected services whilst on the move."

The trials are likely to start on public roads as early as next year, following comprehensive initial tests on HORIBA MIRA's City Circuit, which is a safe and fully controllable purpose built environment for the development and validation of Connected Autonomous Vehicle technologies and services.

Augmented and Virtual Reality in the construction sector

Virtual Reality (VR) and Augmented Reality (AR) are hot topics at the moment, but what can they do for the construction industry?

Across all sectors, VR and AR are expected to have a major impact on the building sector over coming years, with investments being made for developing the technology and finding its true potential.

Virtual reality is all about the creation of a virtual world that users can interact with. This virtual world should be designed in such a way that users would find it difficult to tell the difference from what is real and what is not. Furthermore, VR is usually achieved by the wearing of a VR helmet or goggles similar to the Oculus Rift.

Augmented reality is the blending of virtual reality and real life, as developers can create images within applications that blend in with contents in the real world. With AR, users are able to interact with virtual contents in the real world, and are able to distinguish between the two.

VR has potential, specifically in design, as it offers people the opportunity to 'walk through' and experience a building as it will function and appear when the final as-built product is delivered, using technology to make changes to the location of partitions and walls as an

example. It has the ability to test a number of factors without the time and cost of building a structure, which could drastically reduce the number of errors present in the completed building.

The future of AR in construction could see builders having tablets on-site and using apps to render 3D models so that construction teams can compare models to blueprint. It can combine the 3D architectural layout of the building with GPS data of a worker's location and allows workers to put on goggles or hold up an iPad and get a three dimensional concept of where things need to go relative to where they are.

The need for 2D construction documents should be no more, however the display on the tablet still requires interpretation between the model and the actual building site. It may leave terms wondering which line on the blueprint corresponds to which edge in the model.

AR could be the answer to this issue, as it leverages the real world such as a building site and places the building model direction into the site in real time, allowing the user to see exactly how a design fits into the construction site. This includes how parts and systems that have yet to be constructed will fit in comparison to those which have already been constructed.

CONSTRUCTION INDUSTRY ACCOUNTS (CIA)

Construction Industry Accounts (CIA) is designed and written specifically for the construction industry. CIA is not based on an older package, it was developed and written from scratch as a modern Microsoft Windows compatible package, tailored to meet specific needs.

As CIA was not written as an upgrade from another package, there have been no compromises to support legacy platforms, technologies, or database structures. This has resulted in a solution that maximises modern tools, specifically designed to fulfil the needs of today's construction companies from basic accounts, job costing and construction industry scheme (CIS) requirements, to time-critical, relevant management information.

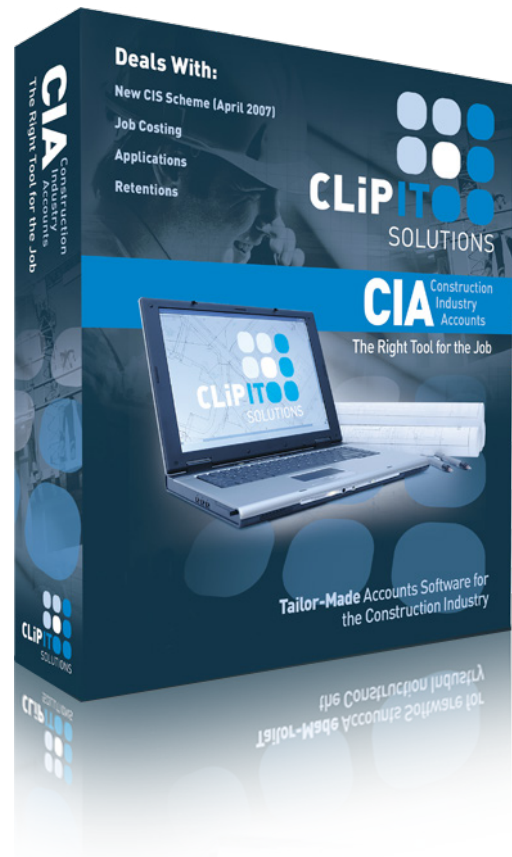
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- **Applications, certificates and retentions (stage payments)**
- **Accounts**

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Saves our customers time and repetition of re-entering data or needing to rely on multiple spreadsheets.

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The system provides simple transition and ongoing administration including payroll calculations and updating pension providers.



Remember...

...CIA is supported by a team of dedicated staff who are not only experts in our software, they also understand what the construction market needs.

Whether directly related to our software, or regarding industry legislation changes, the CLIP IT team are here to help.

Ask our customers, they know us best!

Inside the Tornado

FROM construction to the public sector, insurance to retail, virtually every organisation is looking hard at the Internet of Things (IoT) to assess opportunities to improve efficiency, reduce costs and enhance customer experience. The networks are in place and the devices available by the billions – but how can organisations actively make sense of the data tornado delivered by IoT to realise the benefits?

These connected devices must be continuously available to drive real-time operations, from preventative maintenance to proactive customer communications. In addition to the investment in devices and networks, where is the infrastructure to store and analyse the data and then immediately deliver it back to operational systems? With many organisations yet to determine exactly where IoT will deliver financial returns, and how much, the challenge of interlinking so many complex components with no proven business case is a potential stumbling block. Yet there are serious benefits to be attained with the right approach.

PERFECT STORM

The widespread deployment of high bandwidth mobile networks in tandem with the creation of a vast array of low cost sensor devices has created a perfect storm: the IoT is now both viable and affordable. But while organisations are flocking to device vendors in a bid to get involved, there are two major stumbling blocks: defining the business outcome and creating the business case.

The business outcome is, of course, easier to define in some markets than others. Within the construction industry, for example,

downtime due to equipment failure can have very significant consequences, especially given the use of penalties for late completion. With projects run on very tight timelines, failure of one piece of equipment can knock out the whole schedule.

The chance to leverage IoT data to embrace proactive maintenance is, therefore, compelling. With real time information from sensors measuring temperature, vibration and current, for example, an organisation can track variances to identify likely problems and undertake preventative equipment maintenance. To realise this vision requires an investment not only in multiple sensors but also a secure wireless mesh network, database to store the information and an analytics tool that can identify trends in temperature variation and flag up those pieces of equipment at risk before they fail. In this case, replacing the traditional break/fix model with a proactive approach significantly reduces the likelihood of downtime, producing immediate savings that can make the IoT business case.

QUESTIONS QUESTIONS

In other markets, however, the business case is less clear cut and will demand rigorous analysis of data collected from sensors to reveal potential opportunities. How much, for example, will customers pay to sign up for a parking service that leverages IoT to both identify available parking spaces and allocate them to individuals on the fly? Is the model workable and will the demand justify the up-front investment in sensors, networks and cloud based data storage and analytics?

The insurance industry is also massively interested in the


data that could be collected via IoT - most notably the wearable technologies that track everything from an individual's blood pressure to daily activity. The potential of this information has actuaries salivating – but issues of personal data protection and data security are a concern. Again, would individuals be willing to sign up?

Given the somewhat nebulous nature of many potential business cases, organisations are questioning how best to embrace IoT without incurring massive up-front costs. While individual device price is low, many IoT deployments will require hundreds if not thousands of devices. Add in the costs associated with the network infrastructure, which will require more than one network to ensure resilient 24x7 operations, plus the need for massive storage and excellent analytics to make sense of the data, and this is no simple deployment.

END TO END

There are growing alliances between technology vendors and a strong move to develop IoT standards. However, the majority of organisations just want a simple, single vendor model; an approach that enables them to embrace the IoT concept without huge upheaval or investment.

End to End IoT integrators will have an increasing role to play in enabling organisations to realise their IoT visions; but organisations need to make sure that this new generation of service providers can offer all the critical elements of the IoT solution – not just devices and network transport. And this is key because once the end to end IoT deployment is in place, organisations have a wealth of data that can be used to drive

A hand holding a tablet computer. The tablet screen displays a city skyline at night with a blue line graph overlaid. The background of the entire page is a blurred image of a hand holding a tablet, with a city skyline and data charts overlaid.

incremental business value. Within construction, for example, while the preventative maintenance value justifies the initial IoT deployment, the data also enables a company to gain far more insight into the overall performance of equipment within different construction environments, supporting better long term planning.

Performance information can also be consolidated into Key Performance Indicator (KPI) dashboards; to ensure everyone from maintenance experts to site managers have real time access. A concrete example is 13temperature sensor data collection while concrete is being poured – in order to prevent cracking, the temperature of concrete has to remain within certain ranges during the pouring process. By measuring this and producing a report, a construction company can mitigate against future liability. In addition, this information can be securely shared with relevant third parties, such as insurers, risk assessors, academics, equipment design and manufacturers, building management companies, and used by the customer services team to undertake proactive communications programmes.

Given the potential business benefits on offer, IoT is the hottest tech ticket around right now for good reason. But organisations need to be aware that while data is a critical part of the solution it is just a part. Without every component of the solution in place and a trusted end to end provider, organisations will struggle to make any sense of this data storm and fail to make a compelling business case.



Digital Britain: The New Differentiator

THE lofty concept of Building Information Modelling (BIM), first endorsed by central government in May 2011, has brought about renewed interest in 3D modelling software and the possibilities it affords collaborative thinking throughout the construction process.

BIM is but one avenue however, and companies across the supply chain are now beginning to consider how the right software might benefit their business. Just Housing Group (JHG), an east London-based housing and support services business, is one such organisation.

Working in partnership with the Derbyshire-based social landlord Futures Housing Group, JHG has implemented an extensive procurement system that will allow the social housing provider to make substantial efficiency savings, curtail unnecessary spend and avoid potential pitfalls in the Group's contract management programme.

The software management system integrates a full contracts register with supplier performance management and contract compliance monitoring – effectively managing the delivery of multiple contracts across a housing portfolio some 8,000 properties

strong, while simultaneously creating opportunities for increased efficiency.

The results are undeniable. In recent months, Futures Housing Group has been hailed as a beacon for contract management delivery, having secured 'Contract Management Initiative of the Year' at the Government Opportunities (GO) Excellence in Public Procurement Awards and an ACA Annual Award for Innovation in Partnering.

John Thornhill, Procurement and Contracts Manager for Futures Housing Group, said: "We needed an uncomplicated system that would appeal to service users yet provide a robust platform of recording and monitoring contracts that leaves service users able to get on with their day jobs.

"In the background, the JHG system keeps an eye on progress providing timely contractor surveys and assessments. It drives our procurement programme allowing my team to provide budget holders ample time to help us prepare for re-tender."

Ian Hippach, Partner at Just Housing Group and Head of the Group's Systems and Technology Division added: "We are

delighted to have implemented a system that has transformed the way in which Futures Housing Group works with its contractors and as such has led the housing association to now be seen as an innovative and progressive leader in the supply chain."

Elsewhere, Essential Living – a developer and operator of private rental homes in the UK – has employed similar methods to better manage its own portfolio, which includes a pipeline of 5,000 homes across London and the south east.

Sophisticated new procurement software is enabling Essential Living to track project spend against budget for greater control over costs and expenditure. The entire purchase to pay workflow cycle has been streamlined with a web portal for invoice approval by authorised personnel, while a range of comprehensive reports give an instant view of all business operations.

Intelligent Software Solutions Intelligent software is, of course, a natural fit for asset management. As such, Highways England has piloted an innovative new asset tool, RedBite, to better monitor the condition of highway infrastructure, such as street lighting and drainage.



Software is currently revolutionising not only the way in which buildings are conceived and constructed but also how they are operated and maintained.

The trial forms part of Highways England's £88.4M A160 Port of Immingham improvement programme, intended to upgrade access to one of the UK's busiest ports.

Using RedBite, contractors are now able to 'tag' Highways England owned assets. Once tagged, data can be transmitted to a secure webpage where all information relating to that asset can be found.

This information is, in turn, providing Highways England with a fuller picture of their assets as Highways England's Project Manager, Ben Ridgeon, explains: "Managing and tagging assets using intelligent software has many benefits, not only in recording the location of that equipment but, more crucially, in monitoring that asset in the future.

"With such heavy usage on our assets, wear and tear is inevitable. By using a system where we can record and maintain a large amount of data on a range of different equipment, we can improve accuracy on the condition of those assets."

Online innovation is also rationalising business process.

Much has been made of cloud computing, for instance – an approach which employs a network of remote servers hosted on the Internet to store, manage, and process data, rather than a local server or a personal computer.

Research indicates that 90% of all UK businesses are now using at least one cloud based service. For the construction industry, this could lead to improved efficiency, greater flexibility throughout the supply chain and truly collaborative working.

Pete Watson, CEO of Atlas Cloud – a UK firm of 3D virtualisation specialists – adds: "Cloud based software allows the site worker, the home worker, the worker on the move, and the worker at the international office to connect to a virtual workspace from everywhere. It's a strategic fit with the very nature of the work of the construction industry, where collaboration and communication are key.

"IT was once a central overhead for construction companies. But embracing cloud connectivity could allow firms to save money, working on cost-per-user basis, dependant on the number of people working on a project."

Historically, the construction industry has been slow to embrace innovation, but these examples underscore the impact of construction software on business performance and process. When implemented correctly, the right software can revolutionise the way in which companies do business and, in a highly competitive landscape, this may prove to be the deciding factor.

Conversely, if the software chosen is a poor fit for the business or implemented incorrectly, the results can be disastrous. Considerable investment is therefore critical – both financially and in terms of time, training and manpower.

Such costs can easily spiral out of control however. Companies are therefore urged to exercise caution when implementing new systems. What are your requirements? What alternatives are there? Is the software being used to its fullest or is it an unnecessary drain on resources?

April's BIM Level 2 mandate is the most recent milestone in the construction industry's cultural shift towards digital integration. Increasingly, software is proving the differentiator, and those businesses that opt not to invest risk being left behind.



COMMUNITY



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