

## BIM: The New Standard of Practice



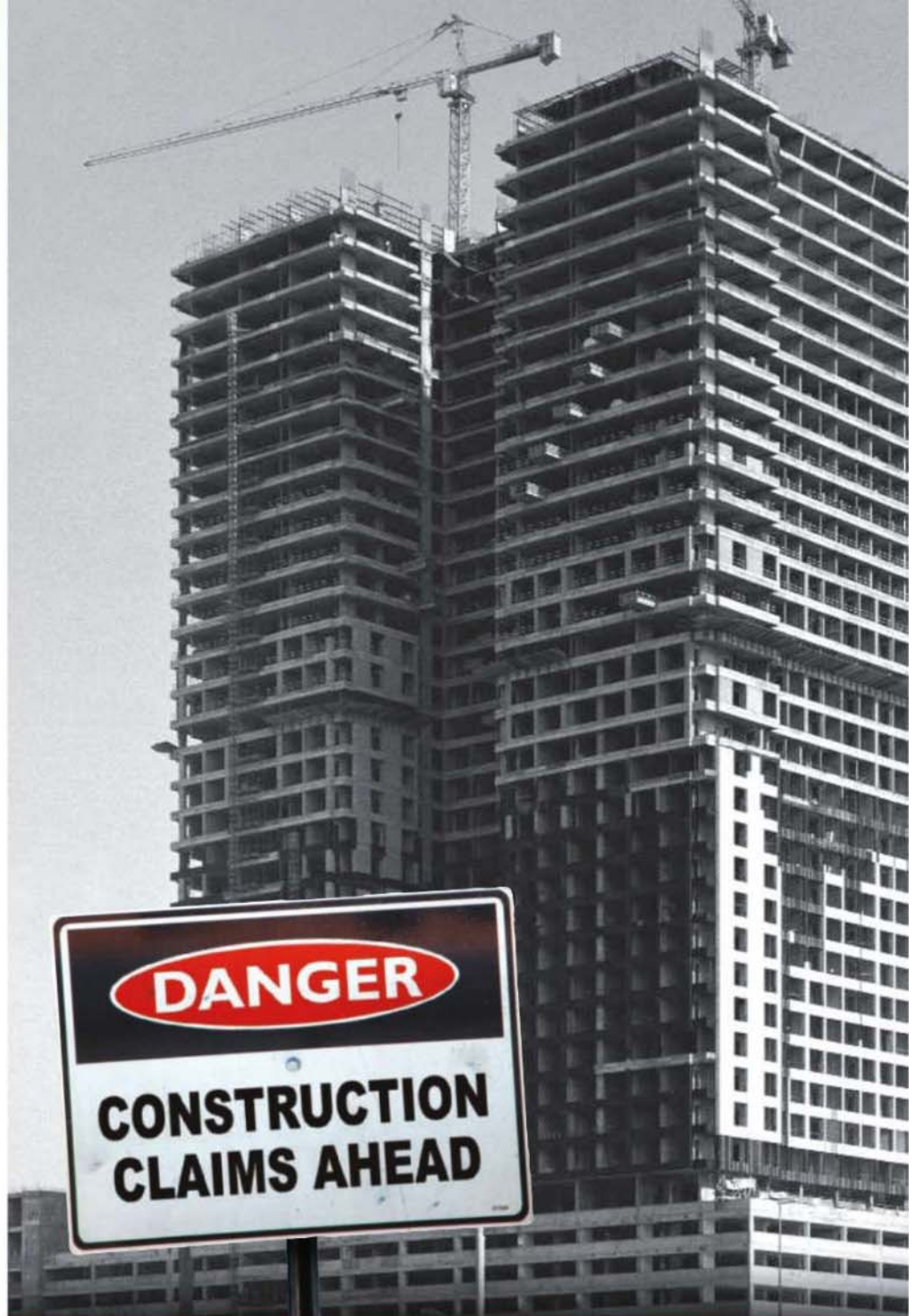
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The benefits of BIM are increasingly well documented in terms of value engineering, teamwork and project costs.

The success of more collaborative, resolution-friendly projects begins with the contract. Collaborative contract documents might include waivers of consequential damages and waiver of damages for project decisions made by consensus to create a greater collaborative appeal. A word of warning though—collaborative contract documents must extend to all project participants to achieve optimal success. That means the owner, architect, and contractor sign the Collaborative Agreement. The subcontractors and possibly product manufacturers, subconsultants and inspection teams should all agree to sign joining agreements. A true collaborative contract document will share benefits and burdens among all participants.

Modern collaborative contract documents are also calling for increased use of dispute resolution ladders, so that issues that arise in the field are resolved quickly and amicably before they become major points of contention. While it's commonplace to see contract clauses requiring some pre-mediation discussion, a dispute resolution ladder goes much deeper. Prior to mediation the dispute will be discussed at the field level, the project manager level, and the executive level. Thus, there is more accountability as well as open and honest communication at the project level.

As BIM and collaborative construction become the new standard of practice, make sure your contract documents reflect the inherent collaborative goals. ■



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