

RFP No: IOP/16-2018/UCH

Procurement of Consulting Services

Feasibility Study of “Construction of a new University Children's Hospital in Belgrade”

CLARIFICATION NO. 4

Issued on 26th July 2018

QUESTION 1:

We are writing to you in regard to the New University Children's Hospital Project in Belgrade RFP No IOP/16-2018/UCH.

After a full and complete analysis of the RFP we wish to make the following observation and proposal, regarding the BIM requirements for the project.

The RFP defines a full BIM production for all the phases of the feasibility study. In our extensive experience of planning and designing medium and large scale hospital projects the use of BIM in these early stages is rather limited (LOD 100):

Common use would be:

- 2D level plans
- 3D volumes and ambiences

Program, Room data Sheets and equipment plan using Data base resources.

But this early stage should be used to produce the full requirements for the BIM model to be later on developed by the design & build team (design, construction, costs, and maintenance).

At the Design and Build stage, the BIM model would be implemented by the future Design & Build provider with all the required information (LOD500, 4D and 5D)

We understand perfectly the requirement to produce a set of documents that can provide a clear basis to allow the client to comprehend the program, costs and maintenance of the project. Therefore, we can confirm that this is possible using a more traditional method of production.

Indeed, we believe that it is even better to use a traditional form of production (Autocad 2D and 3D models) rather than the BIM method at this stage, as it will allow, further on, more flexibility for modifications. This traditional form of production would be completely compatible for a transition to BIM model in the D&B phase.

Besides, the proposed scope of works revised as such, would be for sure compliant with the proposed budget.

With these observations in mind and for the sake of the project's future evolution, we would kindly suggest that the BIM requirements defined in the RFP be deleted. All the other essential requirements of the project would remain unchanged, only the support format in which the deliverables are created is suggested to be modified.

We hope that our request meets with your approval.

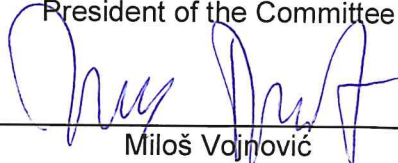
Our proposition is based on our desire to ensure the best market practice for a project at this stage.

RESPONSE 1:

The requirement for the concept and schematic model developed up to LOD200 allows many crucial analyses to be performed within this design stages among which are some of the following:

- the concept and schematic BIM allows us to perform detailed Space Program Validation ensuring all hospital requirements are met which is one of the main purposes of design review in this project stage.
- as a part of Technical coordination requirements, the concept and schematic BIM allows all typical layouts and sections to be fully coordinated which significantly lowers the risks in future design stages and limits the impact of future potential inconsistencies.
- such a model allows basic visualizations of project and spaces which helps us in the process of design review and verification.
- this level of details allows the extraction of quantities sufficient for this stage in terms of budgeting and planning for very accurate Preliminary Cost Estimation analyses.
- preliminary construction schedules can be tested for its feasibility by creating 4D/5D simulations based on the concept and schematic models as integral part of Pre-Feasibility studies.
- by using Integrated BIM approach from the very beginning some Preliminary Cost Estimations initially done can later, in the design and construction stage, be compared to more detailed 4D and 5D analyses that will follow.
- by implementing BIM in concept stage, we will get analyses which are fully integrated and coordinated and, therefore, more precise allows us to review the design more easily and at the same time be prepared for future stages where the BIM analyses will be detailed.
- this approach also allows What-if scenarios where different approaches can be tested and reviewed before entering the next project stages.

We are confident that it is far more beneficial to implement BIM technology from the beginning of the project life-cycle.

President of the Committee

Miloš Vojnović