

Government Soft Landings

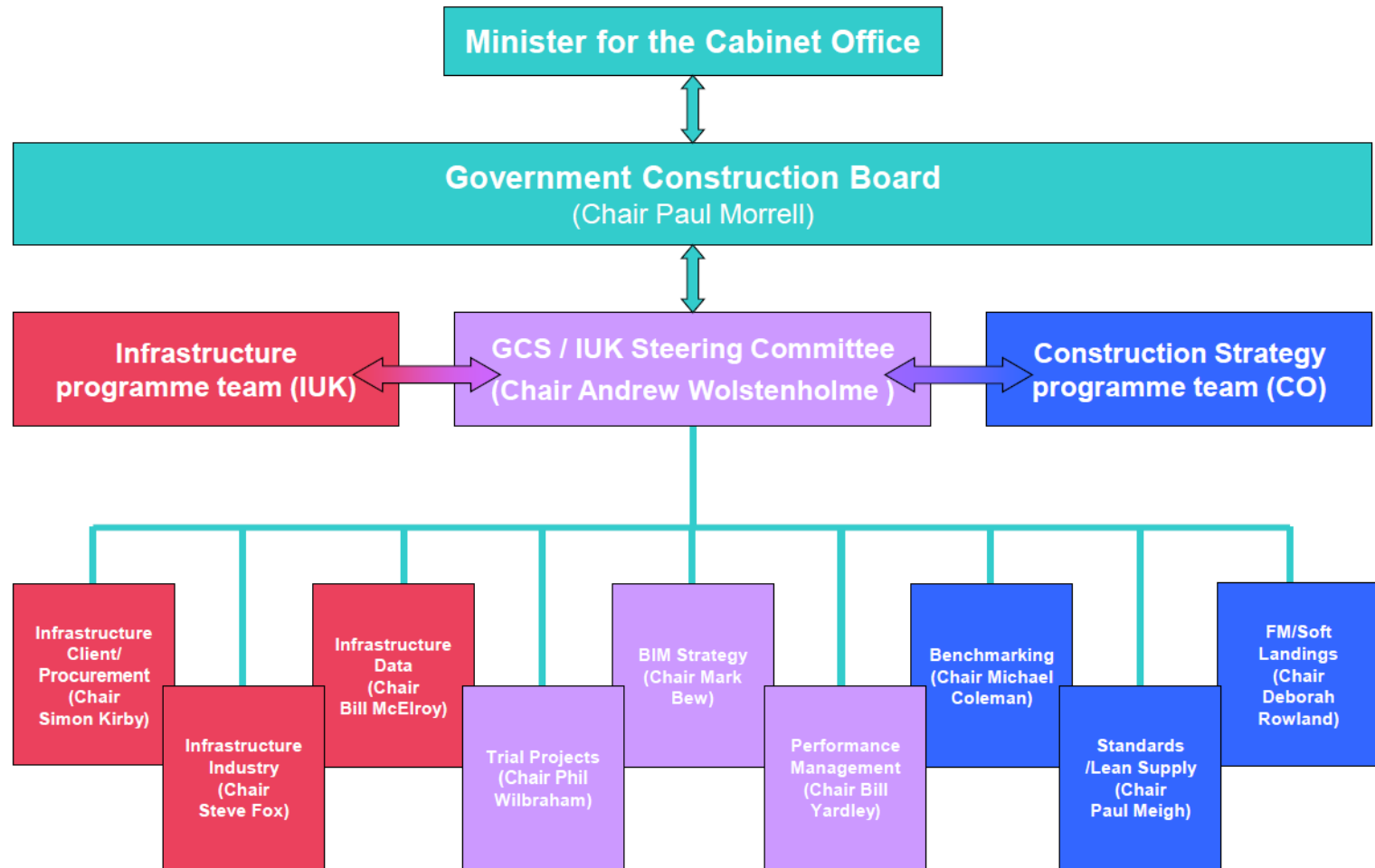
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CE – Construction Clients Group – Asset Optimisation



Government Soft Landings (GSL) part of Government Construction Strategy



Government Soft Landings (GSL)

Government Construction Strategy

This identified need to improve public sector construction and contribute to growth and efficiency through a number of means. One of these was:

“Delivering alignment of design & construction with operation and asset management.”

This is by building on the BSRIA Soft Landings Framework to look at the project stages of:

1. Inception and briefing
2. Design Development
3. Pre-Handover
4. Initial Aftercare
5. Aftercare 1 – 5 years after handover



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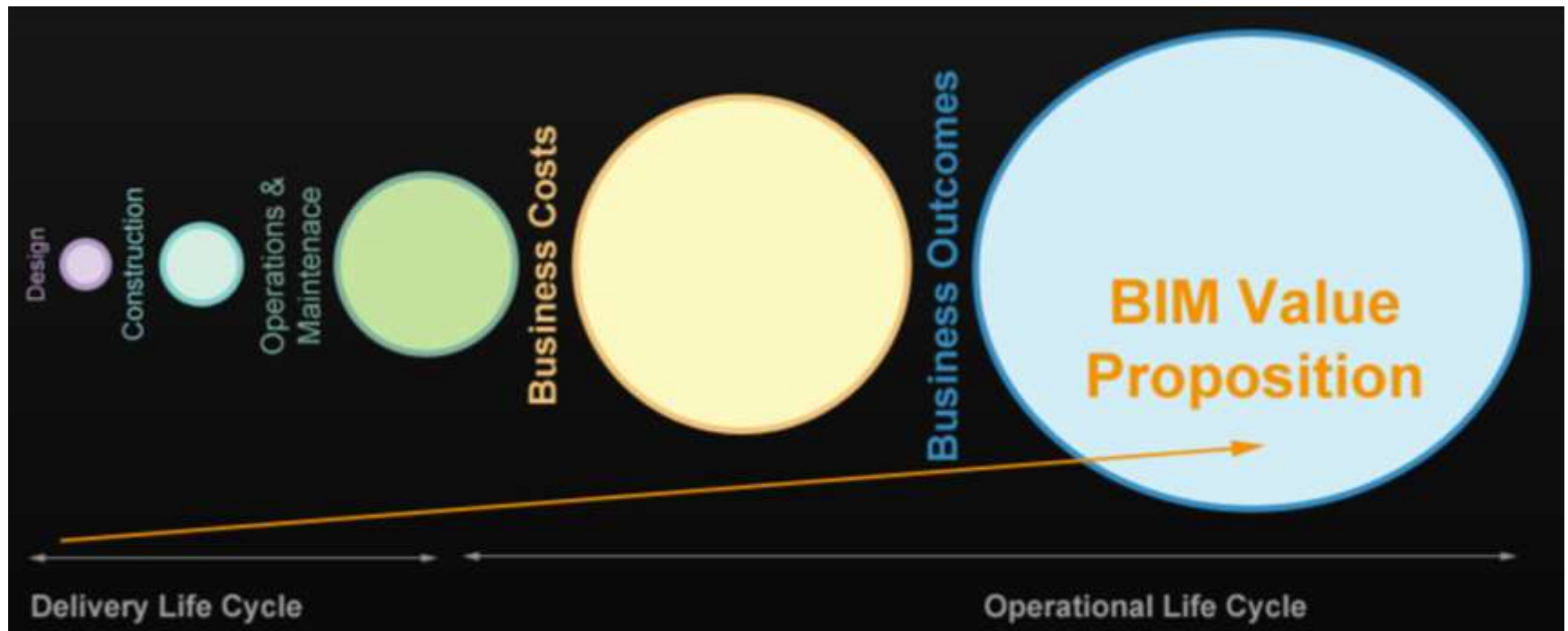
Government
Construction
Strategy

2011

Drivers: Expectations not matching delivery



Drivers: Benefit and cost is in asset performance and not creation



Government Soft Landings (GSL)

What is it?

A method to:

- Ensuring that projects meet the business outcomes needed
- Assess the needs of maintainers and users through their early engagement
- Combined with BIM a method to review delivery of needs through design and construction
- Working with suppliers , operators and users to ensure a smooth transition from construction to operation
- Assess the delivery of operational needs in use
- Mandated from Government Construction Board for full implementation in line with BIM



GSL Guiding Principles



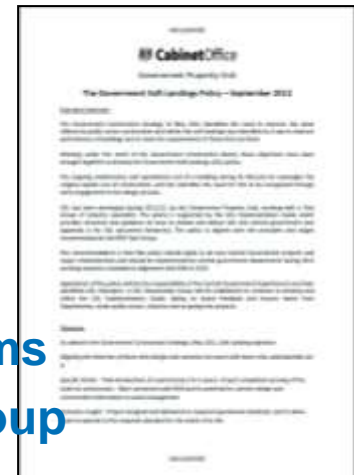
- **GSL will be a key element of the design and construction process maintaining the ‘golden thread’ of the building purpose through to delivery and operation**
- **Early engagement of end user and inclusion of GSL champion on project team during the design/construction process**
- **Commitment to aftercare post construction from design and construction team**
- **Post occupancy evaluation and feedback to design/construction team and lessons learnt captured for future projects**
- **Combined with BIM will provide a fully populated asset data set to feed into CAFM systems and modelling will enable planning modifications, this data will need to be maintained throughout the building life cycle**



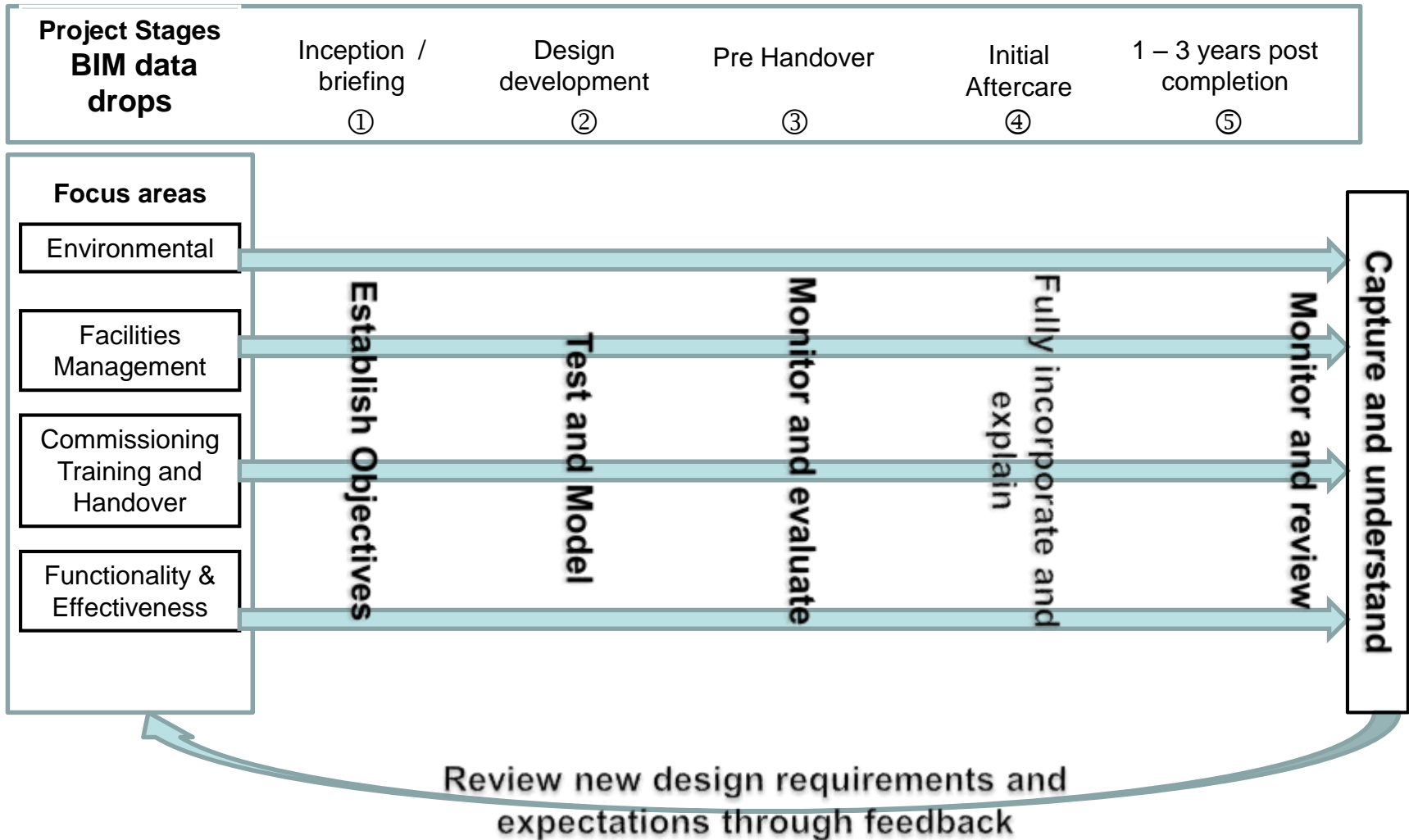
GSL Policy – Actions needed



- **‘Golden thread’**
 - Client to have clear targets around all or some of 4 areas at the start
- **GSL Champion**
 - From client / end user: to oversee process using guide
- **Commitment to aftercare**
 - Designers and contractors be engaged post construction. (Contractual approach being developed).
- **Post occupancy evaluation and feedback**
 - Energy monitoring (TM22)
 - Other measures based on ‘golden thread’
 - FM needs to be pro-active in change management
 - Good practice commissioning to be followed
- **Combined with BIM data needs to be fed into CAFM systems**
 - Being developed through BIM Technology Alliance Group



Focus areas



The role of the **GSL Champion**

Critical to ensuring that a project meets client and user needs and is maintainable.

Is not an additional cost or contractual role to the project, skills required already exist within Estates/ FM teams.

- **Role identified within project team**
- **Act as a pro-active voice for end users and FM**
- **Support on delivering four areas of focus and embed measurements**
- **Identify and prevent traditional problems from being realised on government projects**
- **Ensure BIM data feeds into CAFM systems with fully populated asset register**
- **Maintain continuity of involvement with the project from concept to operation**
- **Ensure post occupancy evaluation and monitoring undertaken and lessons learnt feedback for future projects via BIM**



Post Occupancy Evaluation & Aftercare

Perception of contractors by operators was one where they walk away from completed projects and leave client and building management teams to guess how buildings work or review reams of manuals.

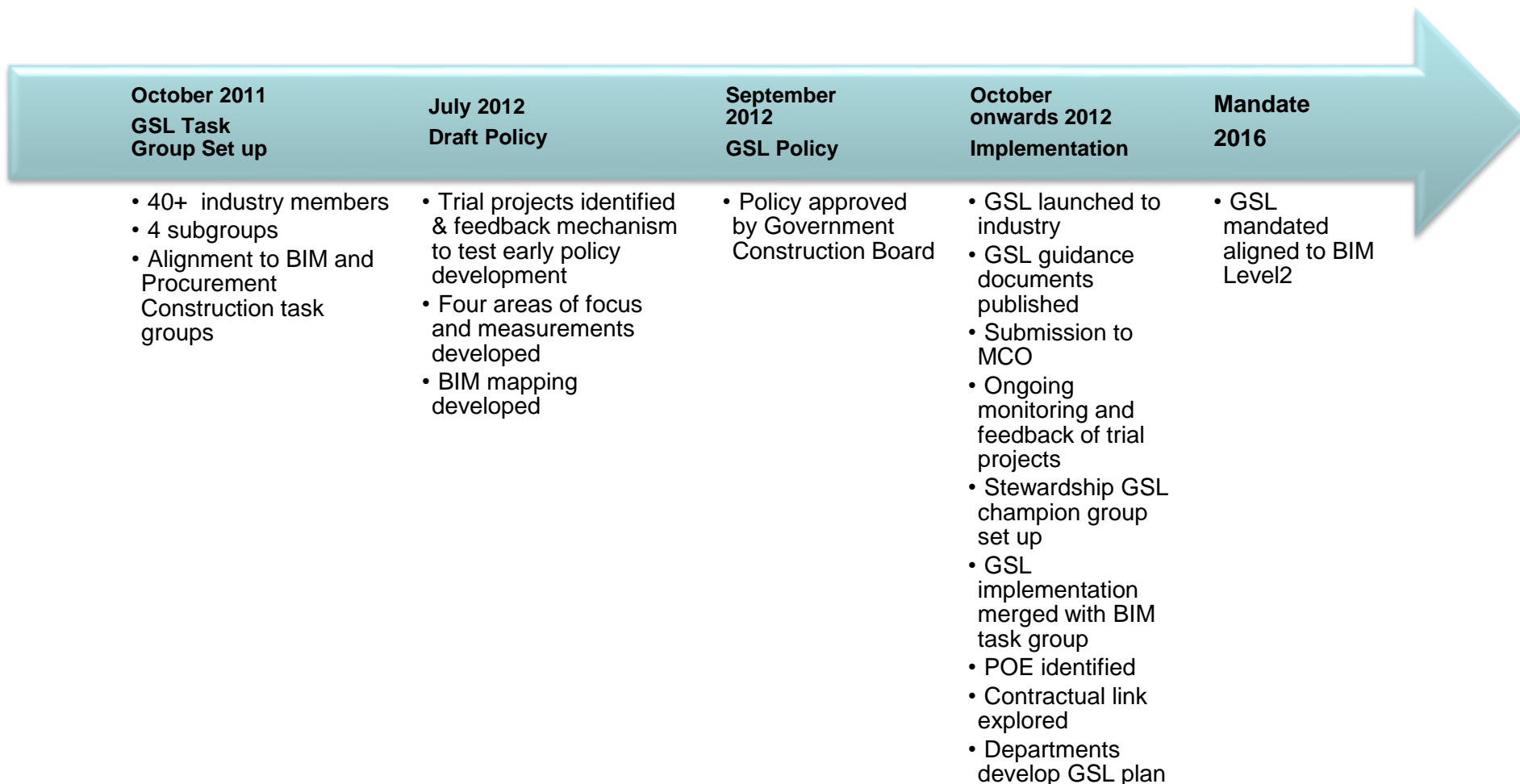
Designers have not been incentivised to identify if the design has met the business needs.

GSL will bring a new focus to:

- Aftercare: Through handover and initial occupancy through a developed and resourced plan.
- Post Occupancy Evaluation: Establish success of outcomes against expectations and feedback.
- Standardised measurement key – TM22/BUS being explored
- Automatic population of CAFM from BIM data sets through COBie



GSL where are we now?



Next Steps for GSL

- **BIM Task Group to manage implementation of GSL whilst ownership remains with GPU**
- **Updated pack of GSL Guidance documents issued**
- **Develop GSL communications plan & launch working with industry groups**
- **Identify standard Post Occupancy Evaluation methods and forms of measurement for tie back to design and construction**
- **Explore extended defects liability, contractual methods**
- **Monitor and track benefits of GSL trial projects and feedback lessons learnt**
- **Develop standard approach to input data from COBie to CAFM**
- **GSL infrastructure to be developed with support from ICE**
- **GSL implementation plans developed by Departments**
- **GSL Champions identified by central government departments**
- **GSL Champion Stewardship Group kick off meeting**

Questions

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<http://www.bimtaskgroup.org/government-soft-landings/>

