

Virtual into Reality: Integrated Project Delivery

By Peter Carey



The forward march of progress and technology has impacted architecture and design significantly in the last decade. Faster computers and a more interactive internet seem to have underscored limitations not in what we design, but its inherent value and how it is delivered to our clients. Technology has influenced human behavior on a massive scale, and revisiting how complicated construction projects are executed is becoming a topic for debate in the design community.



With the emergence of Building Information Modeling (BIM), a successor to CAD is on the horizon. Whereas CAD allows architects and designers to create 2D drawings in a digital environment, BIM allows them to create a 3D virtual environment that is parametric – easy to scale, modify and assign an infinite number of variable qualities. These user-specified qualities can apply to anything in the BIM digital environment: a line, a wall, a ventilation duct or even a product specification. Many of these qualities are programmed to update automatically, which eliminates countless hours of tedious work. BIM also has the capability to generate traditional plan, elevation and section drawings just like CAD.



This is where things start to get interesting. Due in large part to BIM technology, clients, architects and contractors now have a single point of reference from which to program, design, estimate, schedule and ultimately build a project.

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