

**INTEGRATION OF BUILDING INFORMATION
MODELLING (BIM) WITH MATERIALS
MANAGEMENT IN CONSTRUCTION PROJECT**

ALI HUSSEIN FAYED MOGALLI



UNIVERSITI TUN HUSSEIN ONN MALAYSIA

INTEGRATION OF BUILDING INFORMATION MODELLING (BIM) WITH
MATERIALS MANAGEMENT IN CONSTRUCTION PROJECT

ALI HUSSEIN FAYED MOGALLI

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DEDICATION

I dedicate this thesis to my late father; Hussein Fayed Mogalli and my mother Aliyah Ali. I also, dedicate this work to my beloved wife, brothers, sisters and my entire family members.



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All praise is to Allah the highest, the provider of opportunities to all creatures. I thank Him for giving me strength, health and inspiration to accomplish my Master project report writings. It is verily a great pleasure to have successfully completed this study.

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ABSTRACT

Construction industry in Malaysia still lags behind other industries in terms of implementation of information technology. Materials management needs adequate consideration in complex construction projects due to the involvement of several elements of project. Hence, late delivery of materials can lead to delay that gives negative impact to overall project plan especially in schedule. BIM is considered as an effective way to solve the problems in the construction project life cycle. Therefore, the objectives of this research were to identify the challenges of BIM integration with materials management and to study the potential of BIM integration with materials management in construction project. This research focuses on the integration of BIM with materials management in construction project at Kuala Lumpur with G7 contractors involved and consultants. The quantitative (questionnaire) approach was used to gain information from consultants and contractors (G7). There were 304 copies of questionnaires distributed to the targeted respondents and 93 of the response were collected which was 30.59 % of total respondent. The data were collected and analysed using Statistical Package for Social Science (SPSS) version 21.0. The findings showed that, most of respondents agreed that lack of awareness, unavailability of data formats, lack of introducing and lack of understanding of BIM as challenges of BIM integration with materials management in construction project. Similarly, most of respondents agreed that BIM can be integrated for planning and scheduling, controlling and monitoring, supply chain and storage of materials management as potential of BIM integration with materials management in construction project. The research finding encouraged the consultants and contractors in Malaysian construction project should understand BIM, knowledge of BIM and awareness of BIM in order to integrate BIM with materials management in construction project.

ABSTRAK

Industri pembinaan di Malaysia masih tertinggal jauh berbanding industri lain dari segi pelaksanaan teknologi maklumat. Pengurusan bahan memerlukan pertimbangan yang memadai dalam projek-projek pembinaan kompleks kerana penglibatan beberapa unsur-unsur projek. Oleh itu, penghantaran bahan yang lewat boleh mengakibatkan kepada penangguhan yang memberi kesan negatif kepada perancangan projek keseluruhan terutamanya dalam penjadualan. BIM merupakan cara yang berkesan untuk menyelesaikan masalah-masalah dalam kitar hayat projek pembinaan. Oleh itu, objektif kajian ini adalah untuk mengenalpasti cabaran integrasi BIM dengan pengurusan bahan dan mengkaji potensi integrasi BIM dengan pengurusan bahan dalam projek pembinaan. Kajian ini tertumpu kepada integrasi BIM dengan pengurusan bahan dalam projek pembinaan di Kuala Lumpur dengan kontraktor G7 yang terlibat serta juru perunding. Pendekatan kuantitatif (soal selidik) telah digunakan untuk mendapatkan maklumat daripada juru perunding dan kontraktor (G7). Sejumlah 304 borang soal selidik telah diedarkan kepada responden dan 93 maklum balas telah dikumpulkan dimana merupakan 30.59% daripada keseluruhan responden. Data yang dikumpul dianalisis dengan menggunakan *Statistical Package for Social Science* (SPSS) versi 21.0. Dapatan kajian menunjukkan bahawa, sebahagian besar daripada responden bersetuju bahawa kurangnya kesedaran, ketiadaan format data, kurangnya hebahan maklumat, dan kurangnya pemahaman BIM sebagai cabaran integrasi BIM dengan pengurusan bahan dalam projek pembinaan. Begitu juga, kebanyakan responden bersetuju bahawa BIM boleh bersepadu untuk perancangan dan penjadualan, pengawalan dan pemantauan, rantai bekalan dan penyimpanan pengurusan bahan sebagai integrasi BIM yang berpotensi dengan pengurusan bahan dalam projek pembinaan. Dapatan kajian menggalakkan perunding dan kontraktor dalam projek pembinaan Malaysia bagi memahami BIM, pengetahuan BIM dan kesedaran BIM dalam usaha untuk mengintegrasikan BIM dengan pengurusan bahan dalam projek pembinaan.

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LIST OF ABBREVIATION

BIM	Building Information Modelling
PWD	Public Works Department
CIDB	Construction Industry Development Board
API	Application Programming Interface
GDP	Gross Domestic Product
CSV	Comma Separated Values
AECO	Architecture, Engineering, Construction and Operation
SBM	Single Building Model
PLM	Product Lifecycle Management
GIS	Geographic Information System
IFC	Industry Foundation Classes
KPI	Key Performance Indicators
SPSS	Statistical Package for Social Science



PTTA
PERPUSTAKAAN TUNJUKU AMINAH

CHAPTER 1

INTRODUCTION

This chapter outlines the discussion on the research background and statement of the research problems. The discussions formulate the research questions and research objectives. Furthermore, significance of research, scope of research and brief methodology considered is also discussed. Finally, this chapter provides outlines of thesis as well as the summary of the study and summary.

1.1 Research Background

Construction projects by nature are fragmented, complicated, risky and uncertain. These challenges are arguably exacerbated in construction projects which have their unique problems, caused mainly by the remoteness of the project itself, resulting in the loss of control over communications and management including lack of management skills, human resources and infrastructure (Arayici *et al.*, 2012). There are some problems around communication; coordination and management occur especially in remote construction projects in which stakeholders are all located in discrete locations or even in different countries. Sidawi (2012) and Yang *et al.*, (2007) proposed advanced computer based management systems for effective information management and communication since conventional technologies are seen as not capable of meeting required processes and project improvements for the construction projects. The project team has to not only tackle traditional management problems but those that specifically occur as a result of the remote locations of these often environmentally sensitive sites (Kestle 2009; Kestle & London, 2003; Sidawi, 2012). The sites are often far from logistic support, suffer a continuous shortage of materials, and specialized labor (Kestle & London, 2003).

Building Information Modelling (BIM) based design and construction processes for efficient and effective management of construction projects are required for appropriate material management systems and design cost information, specifically in remote construction works (Arayici *et al.*, 2012). BIM is one of such technology innovations and represents the process of development and use of a computer generated model to simulate the planning, design, construction and operation of a facility in a virtual environment (Gardezi *et al.*, 2013). In Malaysia, BIM had been introduced by the Public Works Department (PWD) since early 2007 (Latiffi *et al.*, 2013). The establishment of a BIM Committee within PWD had supported the exploration of BIM by PWD. The purpose was to identify a suitable BIM platform that could be used by PWD. The committee proposed to use Autodesk as one of the BIM tools. The use of the tool was proposed through the information technology department. Subsequently, by the end of 2010, installation of the BIM tool started in PWD, followed by the training in using the tool in early 2011 (Latiffi *et al.*, 2015). Moreover, BIM unit project was established in May 2012, which consists of architects, structural engineers, mechanical and electrical (M&E) engineers as well as quantity surveyors. The pilot projects are Type 5 Clinic (KK5) Sri Jaya Maran, Pahang and administration complex of Suruhanjaya Pencegah Rasuah Malaysia (SPRM) Shah Alam, Selangor (Latiffi *et al.*, 2015).

In construction projects, due to the confined nature of the construction site, the site layout and material management plan have to be carefully coordinated in order to ensure a smooth workflow (Said & El-Rayes, 2013). Incorrect deliveries and storage of materials on site without use can take place of the workspace in construction projects. Long travel distances between material deliveries and projects in actual time, double handling of materials and overcrowding of the site due to improperly coordinated deliveries due to a lack of planning (Said & El-Rayes, 2014). Material management with BIM can linked to the construction schedule to create a resource-loaded schedule. The resource-loaded schedule is used to estimate the consumption of materials, and forms the basis for planning the materials management of material delivery and storage in construction project (Cheng & Kumar, 2015).

Therefore, this research will need for managing the information properly to ensure all parties in the construction projects receive the right information and the utilization of Building Information Modelling (BIM) is one of the platforms to meet all objectives to integrate BIM with materials management in construction project.

1.2 Problem Statement

The construction industry in Malaysia has been identified as an important part in contributing to the Malaysian economy and contributes to approximately 3 to 5 % of the Gross Domestic Product (GDP) annually (CIDB, 2009). Although the Malaysian construction industry plays a significant role, contributing to the growth of country's economy, in the era of globalization the Malaysian construction industry needs more development in construction projects. The Malaysian construction industry must upgrade the current construction approach, whether in terms of practice, management or technology. Implementing the new information technology, especially Building Information Modelling (BIM) in the Malaysian construction can be utilized to increase the productivities and transforms to be more improving in construction industry (CIDB, 2009; Ibrahim *et al.*, 2010).

Construction contractors are increasingly engaged in supply of material from diverse sources around the world and statistics have declared that more than 65% of a construction project budget is spent on procurement of material (Ahmadian *et al.*, 2014). The procurement process emerged as a result of construction and engineering activities whereby it requires a profound investigation for efficient selection of construction materials. Late delivery of construction materials and components has been identified as one of the main causes of delay in major industrial construction. Therefore, timely delivery of materials is essential to ensure meeting completion date of construction activities projects (Fallahnejad, 2013). However, on time delivery of materials is a complicated job and requires planning, monitoring and control of different stages of the materials management including the transportation stage. Off-site transportation of materials has been estimated to account for 10 to 20% of the total project expenditure in typical industrial construction projects. However, despite its importance, little has been done to investigate the efficiency of the current

transportation management practice and potential strategies to improve it (Ahmadian *et al.*, 2014).

Materials management has been a problematic function for large and complex projects, where advanced tools and techniques are required. The management of materials in complex construction projects needs adequate consideration due to the involvement of various elements of project (Kasim *et al.*, 2013). Almost 50 to 60% of the total project cost is that of material and equipment required for the project, and unavailability of material and equipment delays the project (Ibironke *et al.*, 2013). Efficient material management is crucial to project success. Materials stock outs, incorrect storage of materials, double handling, inefficient methods, and out-of-sequence deliveries, have been observed as some of the most frequently occurring material management shortages on jobsites, which disrupts workflow, and decrease productivity (Thomas *et al.*, 2005). Hence, late delivery of materials can lead to delay that gives negative impact to overall project plan especially in schedule. With the use of BIM on construction projects the technological capabilities of vendors become increasingly important (Ocheoha & Moselhi, 2013). Hence, an effective materials management system is required in order to avoid problems, such as delays in a construction project. Many factors speed up the delay of project duration, however poor materials management can have a major effect on construction sites. Noted that the common problems relating to materials management are storage problems incorrect materials delivery, subsequent design changes, materials surplus, materials damage, incorrect materials take-off and vendor evaluation (Kasim *et al.*, 2013).

The use of IT-based tools such as BIM, supply-network visibility and accurate information concerning the status of materials management at different stages can be enhanced (Irizarry *et al.*, 2013). The BIM module automatically quantifies specific materials as soon as modelled into Revit and then exports the properties for objects selected by the user to a central database (e.g. MS Access). The same approach can be used in the different BIM platforms. The schedule date (e.g. consumption date) was extracted from the construction schedule, while detailed information about materials (e.g. weight, size) was obtained directly from the BIM model (Irizarry *et al.*, 2013). BIM is primarily a three dimensional digital representation of a building and its essential characteristics. It is made of intelligent building components, which includes data attributes and parametric rules for each

object. For example, a door of certain material and dimension is parametrically related and hosted by a wall. Furthermore, BIM provides consistent and coordinated views and representations of the digital model including reliable data for each view (Hergunsel, 2011).

Comprehensive planning of the construction site layout, monitoring of site level activities, and continuous coordination with material suppliers is extremely vital in materials management (Pryke, 2009). In urban construction projects, due to the confined nature of the construction site, the site layout and material management plan have to be carefully coordinated in order to ensure a smooth workflow in construction projects (Said & El-Rayes, 2013). The main issues are incorrect deliveries and stockpiling of materials on site lead to overcrowding of the workspace, large travel distances between material storage and construction project are common examples in construction projects because a lack of planning (Said & El-Rayes, 2014). Material information is extracted from the BIM model and linked to the construction schedule to create a resource-loaded schedule. The resource-loaded schedule is used to estimate the consumption of materials, and forms the basis for planning the logistics of material delivery and storage in construction projects (Cheng & Kumar, 2015). For example, arrange reinforcement is linked with the quantity of reinforcement from BIM model. Revit Application Programming Interface (API) to automatically extract these material quantities and link them with the schedule, which is store in the Comma Separated Values (CSV) format (Cheng & Kumar, 2015). Therefore, it is important to study the integration of BIM with materials management in construction projects to overcome the challenges that occur in the management of materials.

1.3 Research Questions

This research conducts to following questions:

- (i) What are the challenges of integration BIM with materials management in construction project?
- (ii) What is the potential of integration BIM with materials management in construction project?

1.4 Research Aim and Objectives

The aim of this research is to integrate BIM with materials management in construction project. To achieve the aim of the research, the following objectives have been identified:

- (i) To identify the challenges of BIM integration with material management in construction project.
- (ii) To study the potential of BIM integration with materials management in construction project.

1.5 Significance of Research

Construction industry is one of the most challenging in Malaysia. The challenges of construction industry are lack of innovation in technology, motivation, poor knowledge, soft-skills. Most of Malaysian construction firms still lacking on BIM implementation in construction project. BIM can be viewed as a combination of advanced process and technology that offers a platform for collaboration between different parties in the construction project by exploiting the uses of Information Technology (IT). The enhancement of BIM implementation in the Malaysian

construction industry is due to the positive effects of BIM applications in construction projects such as cost estimation, project scheduling, bring together all of the information about every component of a building in one place, make the project workflows more easily and use of BIM become even more clearly than it is in current projects. BIM technology provides a platform for each key construction player to have effective communication between practitioners before the construction starts. The implementation of BIM in the Malaysian construction industry is expected to increase due to its benefits in construction projects.

The finding from this research can be contributed new information and knowledge in materials management within integration of BIM in construction project. The study purposes to identify the challenges of BIM integration with materials management and study the potential of BIM integration with materials management in construction project. It enhances and provides the practitioners who involve in construction project to know more knowledge and information technology skills about integration of BIM with materials management in construction project.

1.6 Scope of Research

The scope of this research is focused on the integration of BIM with materials management in construction project. The research is to identify the challenges of BIM integration with materials management in construction project and study the potential of BIM integration with materials management in construction project.

The research focused on the integration of BIM with materials management in construction project at Kuala Lumpur (Azhar *et al.*, 2012), that is due to Kuala Lumpur is more developing city in Malaysia, also need to be developed in many stages by using BIM in construction projects. This research focused on the respondents as consultants and contractors; in order to obtain the integration of BIM with materials management in construction projects (Sambasivan & Soon, 2007). G7 employ many professional such as huge number of sub-contractors, workforce and specialists in their projects. According to Ismail *et al.* (2014), G7 contractors are the higher capability in implementing and adopting BIM in construction projects.

1.7 Research Methodology

To accomplish the research objectives, a research method was adopted. In the adopted research, method includes literature review, academic research journals, dissertations, textbooks, articles and the internet. The selected relationship between research methods and output of related activities is show in Figure 1.1. Literature review is the previous studies, which were conducted to compare identifying the challenges of BIM integration with materials management in construction project, and study the potential of BIM integration with materials management in construction project. The methods used was questionnaire survey and data collection was based on the respondents' background, identify the challenges of BIM with materials management in construction project and study the potential of BIM with materials management in construction project and further data collection is analysed using SPSS software.



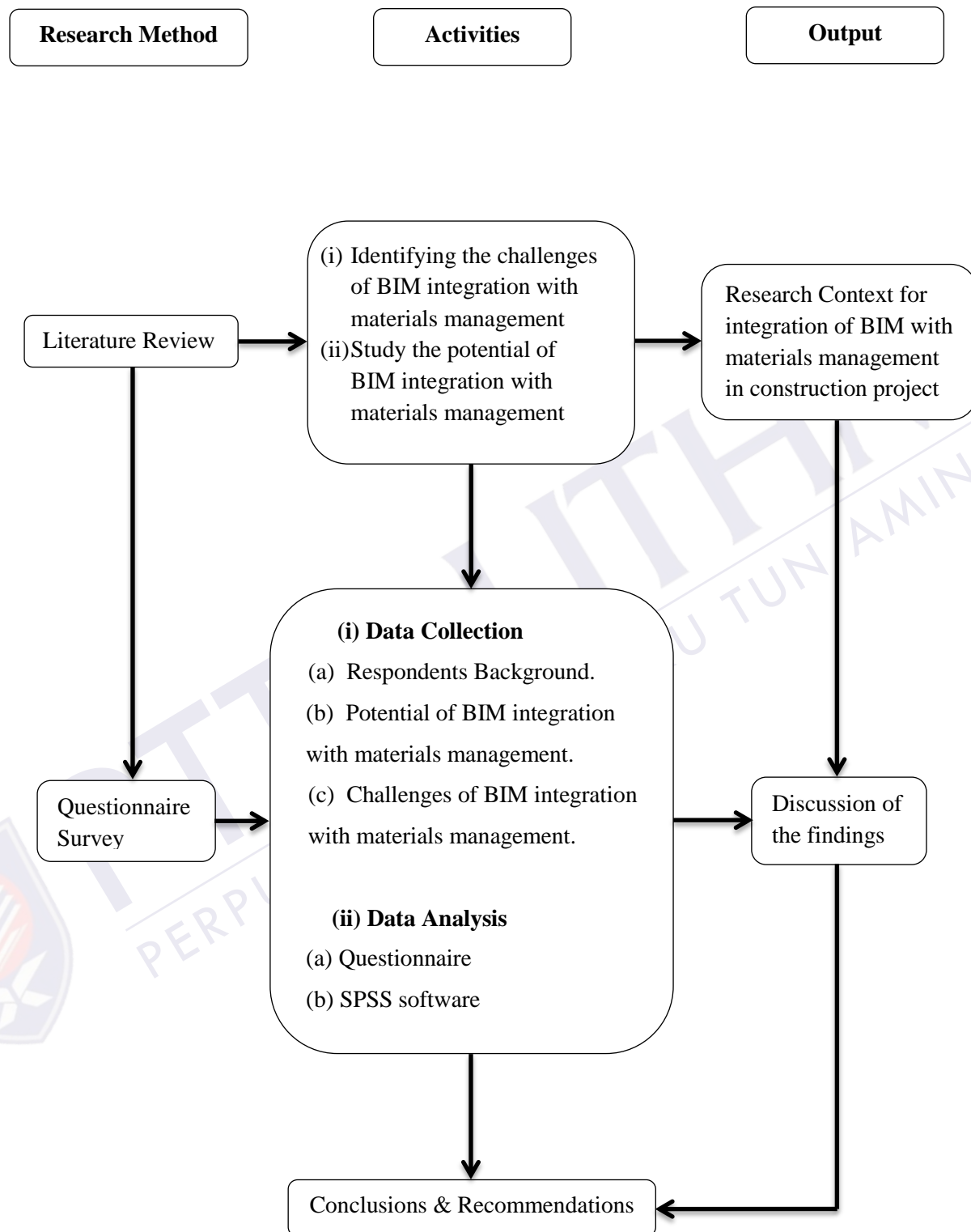


Figure 1.1: Research Methodology Flow Chart

1.8 Thesis Outline

The thesis consists of **FIVE (5)** main chapters. The chapters' organizations are as follows:

(i) Chapter 1: Introduction

This chapter consists of introduction to research, background of research, problem statement, research questions, research aim and objectives, significance of research, scope of research, research methodology and thesis outline.

(ii) Chapter 2: Literature Review

This chapter discussed on BIM in construction project including its definition, benefits as well as challenges of BIM integration with materials management in construction projects.

(iii) Chapter 3: Research Methodology

This chapter discussed on research approaches and strategies, and research procedures to be used as well as the process of both data collection and analysis of research were developed.

(iv) Chapter 4: Data Analysis and Discussions

This chapter explains the analysed of data from questionnaire survey and further discussed in detail of data analysis and findings was highlighted accordingly.

(v) Chapter 5: Conclusion and Recommendations

In this chapter, conclusion was drawn out and the limitations of the research were highlighted. Furthermore, this research discussed the finding and provides recommendations for future research.

1.9 Summary

This chapter has identified the challenges of integration of BIM with materials management in construction project. Furthermore, the potential issues of BIM integration with materials in construction project which are explained in problem statement that are standardization, issues in consumer perception, supply chain, technology, storage, planning and scheduling, controlling and monitoring of materials, incentive and communication issues. In this chapter, it also includes section of research questions, research objectives, significance of research, and scope of research, summarized methodology and structure of the thesis. The next chapter will focus on the literature review, which is the finding from previous researches.



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CHAPTER 2

LITERATURE REVIEW

2.1 Introduction

The main aim of this chapter is to provide several discussions of literature review regarding the integration of BIM with materials management in construction projects. Material management is important to project success in construction. BIM has a positive impact on material deliveries, which enhances the benefits of implementation. Visualization using BIM helps clients and other project stakeholders to understand complex projects. Reduced uncertainty and improved predictability from the visualization of the construction project over time helps to ensure an uninterrupted workflow and increase productivity. BIM generates accurate material quantities and helps to ensure a reliable delivery schedule which is important during implementation (El-Omari & Moselhi, 2011).

2.2 Materials Management in Construction Projects

Materials management can be defined as a process of planning, executing, and controlling the right source of materials with the exact quality, at the right time and place suitable for minimum cost construction process. Capability to coordinate and integrate purchasing, shipping and material control from suppliers is required for material cost control (Madhavi *et al.*, 2013).

The management of materials in construction projects is an important function that significantly contributes to the success of a project. As projects grow in scale and complexity, materials management becomes more difficult, often requiring the use of appropriate tools and techniques to ensure, amongst other things, that

