

Zebtec Foundation



The BIM Manager - Performance Description



Performance Descriptions are component of Basic contracts.

BIM Management, BIM Manager operational, BIM Manager operative, strategical, BIM Manager Strategy, Building Information Modelling, project controlling, project management, Project Manager, Design Manager, Contractor Coordinator, organisation, Client Consultant, on your behalf, engineer, architecture, structure, designer, MEP, performance description, compliance, planning method, Zebtec, builders, client, investors

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Performance Description describes the role of the BIM Manager.

1. What is the BIM Manager doing?

The BIM Manager from Zebtec™ specializes in BIM Management in Building Information Modeling and a variety of digital possibilities. Dealing with it can be very complex and can only be described in an understandable way. In the projects it will be visible, when he creates milestones for certain things.

2. Who does the BIM Manager support?

Essentially, as part of the building information modeling planning method, building owners, investors or central architects must be supported by the BIM manager. Collaborative collaboration is a standard for the BIM manager. In this way, topics are discussed socially in different teams.

3. Does the BIM Manager start at an early stage?

Strategical:

1. Organisation
2. Tendering
3. Negotiation
4. Preparing that planning and design starts

Yes, the BIM Manager plays a central role across all phases. Before architects or specialist planners can be commissioned to use the BIM planning method, the BIM Manager is required. The client is initially listened to and questions are asked. With this information wishes are described in tenders and in two specifications. This means that basic descriptions for tendering of all BIM plans are created.

4. Which later phase does the BIM Manager take over?

In general, all phases are possible across the board. In the usual order:

Operational:

1. Planning and Design execution phase
2. Construction phase
3. As-built phase
4. Handover of the building
5. Building operations



5. What does the BIM Manager do in the planning phases?

He organizes the organization, responsibilities and contact details. In addition, all those involved have access to a digital project platform. In the digital project platform, the BIM models are clearly visible, communication and comments are distributed, and documents are archived. If a project platform has been created to a limited extent, extensions can be implemented in the further course of the project.

Telephone calls or video conferences are often indispensable and are part of practical communication. In practice, he does not have to be on the construction site.

He centrally monitors, directs and motivates draftsmen, designers, engineers, specialist planners, architects and others involved. MEP trades, architecture and structure are often looked after. No architect can usually know the details of the technology so well that the collaboration takes place flawlessly.

From concept-, execution- and assembly-planning, we see in a nutshell the compliance with relevant regulations and the generally recognized rules of technology.

6. Who is BIM Manager replacing?

With his job, the BIM Manager replaces old, well-known professional titles. This replaces builder-consultants, design-coordinators, contractor-coordinators and property supervision.

7. Does the BIM Manager also check details?

The work results of all team members cannot be checked seamlessly and in detail by the BIM Manager. The BIM Manager works together with the BIM Overall-Coordinator and primarily ensures that the specifications and order bases are implemented.

Our BIM Overall-Coordinator has a checklist for detailed checks. He is the link between the BIM Coordinators of the external planners and the BIM Manager.



8. What is the BIM Manager's strategy?

He is a member of the respective project or client team. Mostly offering the essentially construction-accompany a quality assurance. External services are checked and evaluated for deficits or consistency.

He provides independent advice on possible strategies and necessary measures and technical issues. He also logs topics and behavior in a comprehensible manner of those involved in the conversation. Good, social components are standard for the BIM manager.

The trustworthy social competence is supported by project participants and required by the BIM Planning method. Many of Zebtec's competitors have none sufficient competence and are very likely to try BIM or to offer management cheaper.

9. How exactly does the BIM Manager monitor?

Quality deviations are becoming a precedent case. Only our expert can be called in to record defects and prepare for acceptance. This helps to avoid high construction costs and provides mediation.

Our BIM Manager communicates additional offers or additional services with internal and external multidisciplinary contacts.

Schedules are checked and updated in regular circles together with external companies, engineering offices and building owners.



10. What is included in daily rates?

- **The daily rate includes:**
 - Central, advisory contact
 - Representation and implementation of client requests
 - Interface between the client and those involved
 - Accompanying tendering of the planning
 - Accompanying the planning phases
 - Accompanying the maintenance and operational phases
 - Review and optimization
 - Deeper expertise
 - Remote meetings
 - Provision of IT workstation, without BIM relevant licenses

- **The daily rate does not include:**

If necessary, additional packages can be requested or ordered.

- Site visits
- Expenses for mobility, kilometers, charging time
- On site - meeting
- On site - Mobility / provision of company vehicle
- On site - accommodation and meals
- Liability insurance
- Travelling, accommodation and catering
- Provision of BIM relevant licenses
- Data transmission rates

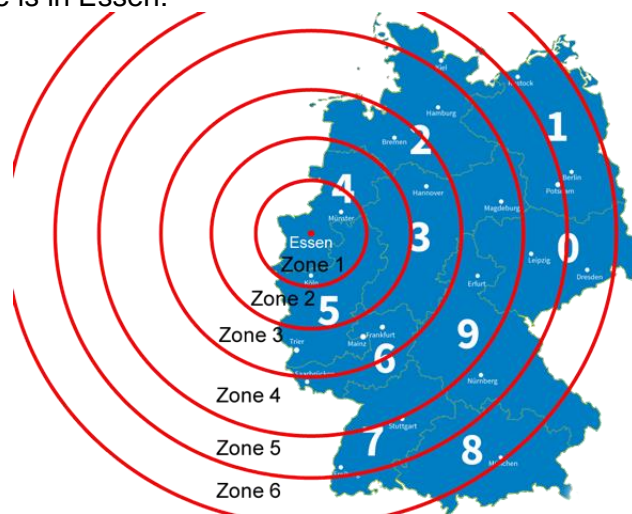


11. How can operations be carried out on site?

Please note the availability in Germany first. Our headquarters are in South Africa. Additional services can be added to the daily rate. Global restrictions and climate protection can have an impact. Arrivals and departures require paid travel packages.

12. Where is the representative office in Germany?

Our representative is in Essen:



Distance zones

The illustration shows distance zones in Germany from the central point of Essen.

Cover with daily rates

We usually we charge approx. 2.00 € / km.

Zone	Maximum distance in km
1	100
2	200
3	300
4	400
5	500
6	600
7	700



13. Where is the Headquarter?

Our Headquarter is in George, Western Cape, the beautiful Garden Route:



Travel packages mainly relate to scheduled flights. External influences can bring about changes and alternative travel options must be examined. Our own flight or car trips can be an alternative. The client bears the costs.

14. May I ask questions?

1.) **Yes, write to us briefly.** Scan the QR code with your smartphone. Alternatively visit our website <https://zebtec.eu>.



2.) **Alternative, request a callback.** Scan the QR code with your Smartphone and use WhatsApp:

