

# ICORCE 2018

The logo for ICORCE 2018 features the letters 'I', 'C', 'O', 'R', 'C', 'E' in a large, bold, black sans-serif font. The letter 'O' is replaced by a circular orange frame containing a stylized illustration of a modern city skyline with a bridge. To the right of the main text, the year '2018' is written vertically in a bold, orange sans-serif font.

## **Exploring BIM as Legal Documents For a Sustainable Growth in the Kenyan Construction Industry.**

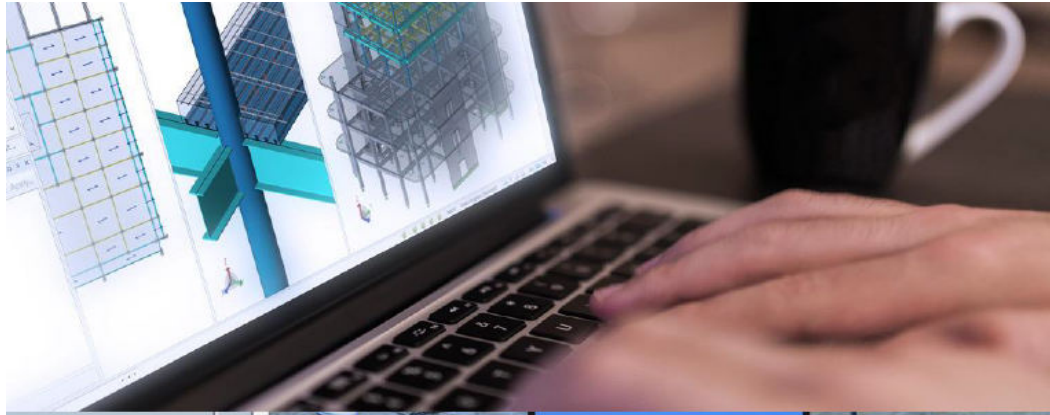
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# Problem and its Setting

## 1. Contribution of Technology



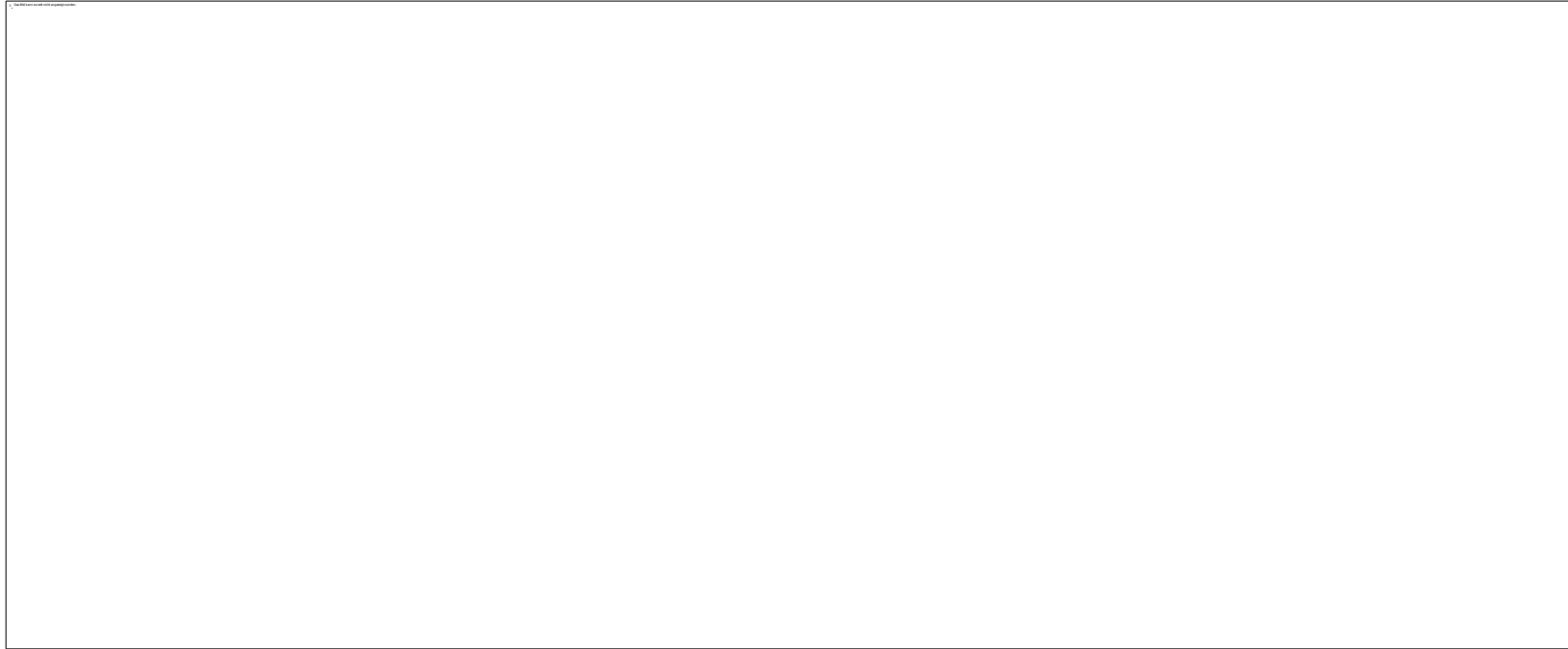
Transforming  
the way the  
world works





# Problem and its Setting

## 2. What is BIM?



# Problem and its Setting

## 3. Contribution of BIM



1. Reduction of Design Errors
2. Efficiency in Cost Estimation
3. Supports Analysis, planning and Visualization



# Problem and its Setting

## 4. The Kenyan Construction Industry

If we want to talk about how the technology impact the construction industry, we have to understand that.



Construction cost is wasted in rework



Capital programs fail To meet cost & schedule targets



Owner's burden 2/3 of those costs during ongoing operations



# Study Objectives

1. To investigate whether BIM will alter the traditional allocation of responsibilities for all project stakeholders.
2. To investigate whether the local standard forms of contracts should be altered to account for the use of BIM.





# Research Methods

- Designed as a survey.
- Use of Qualitative Methods.
- Sampling for the survey.
- The Survey.



## **Research Findings: Major Themes**

- Allocation of responsibilities:  
Organizational Culture.
  
- Alteration of standard forms of  
contracts: Government Support.





# Discussion

- SWOT Analysis.
- Legal Implications.
- Implementation on BIM in Kenyan Contracts



## Conclusions

- BIM will not alter the traditional allocation of responsibilities.
- The local standard forms of contracts should not be altered to account for the use of BIM.
- A BIM addendum will be needed.



# Recommendations

- The government should come up with change management strategies.
- The private sector should invest in BIM.
- BIM implementation should be developed further by the government, industry and academia.

