

The Impact of Client Leadership, Building Information Modelling (BIM) and Integrated Project Delivery (IPD) on Construction Project: A Case Study in UAE

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Abstract : The construction industry is a multi-disciplinary and multi-national industry, which has an important role to play within the overall economy of any country. There are major challenges to an improved performance within the industry. Particularly lacking is, the ability to capture the large amounts of information generated during the life-cycle of projects and to make these available, in the right format, so that professionals can then evaluate alternative solutions based on life-cycle analysis. The fragmented nature of the industry is the main reason behind the unavailability and ill utilisation of project information. The lack of adequately engaging clients and managing their requirements contributes adversely to construction budget and schedule overruns. This is a difficult task to achieve, particularly if clients are not continuously and formally involved in the design and construction process, which means that the design intent is left to designers that may not always satisfy clients' requirements. Client lead is strongly recognised in bringing change through better collaboration between project stakeholders. However, one of the major challenges is that collaboration is operated under conventional procurement methods, which hugely limit the stakeholders' roles and responsibilities to bring about the required level of collaboration. A research has been conducted with a typical project in the UAE. A qualitative research work was conducted including semi-structured interviews with project partners to discover the real reasons behind this delay. The case study also investigated the real causes of the problems and if they can be adequately addressed by BIM and IPD. Special focus was also placed on the Client leadership and the role the Client can play to eliminate/minimize these problems. It was found that part of the 'key elements' from which the problems exist can be attributed to the client leadership and the collaborative environment and BIM.

Keywords : client leadership, building information modelling (BIM), integrated project delivery (IPD), case study

Conference Title : ICCAE 2016 : International Conference on Civil Society and Architectural Engineering

Conference Location : Jeddah, Saudi Arabia

Conference Dates : January 26-27, 2016