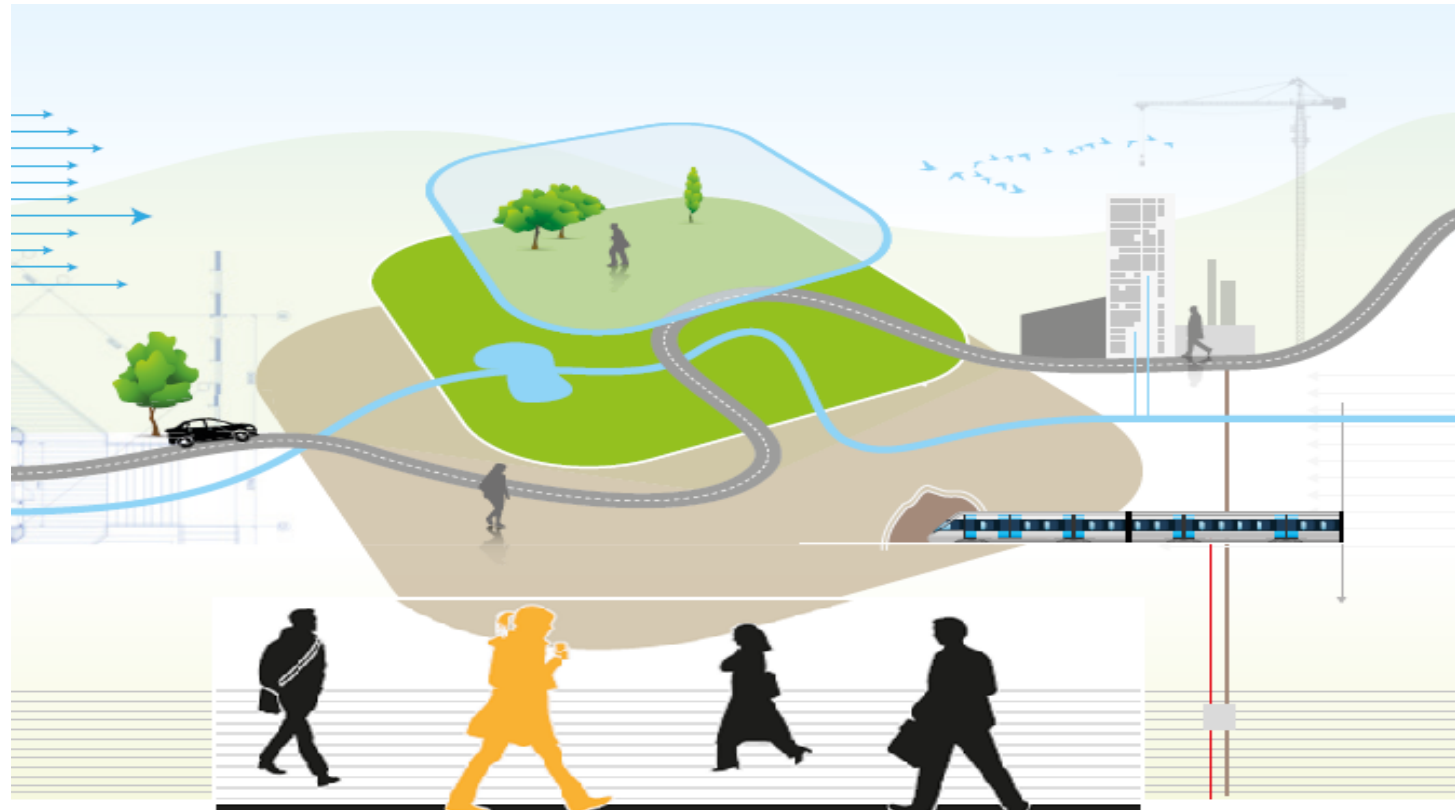


Government Soft Landings (GSL)



An Overview

29th October 2013

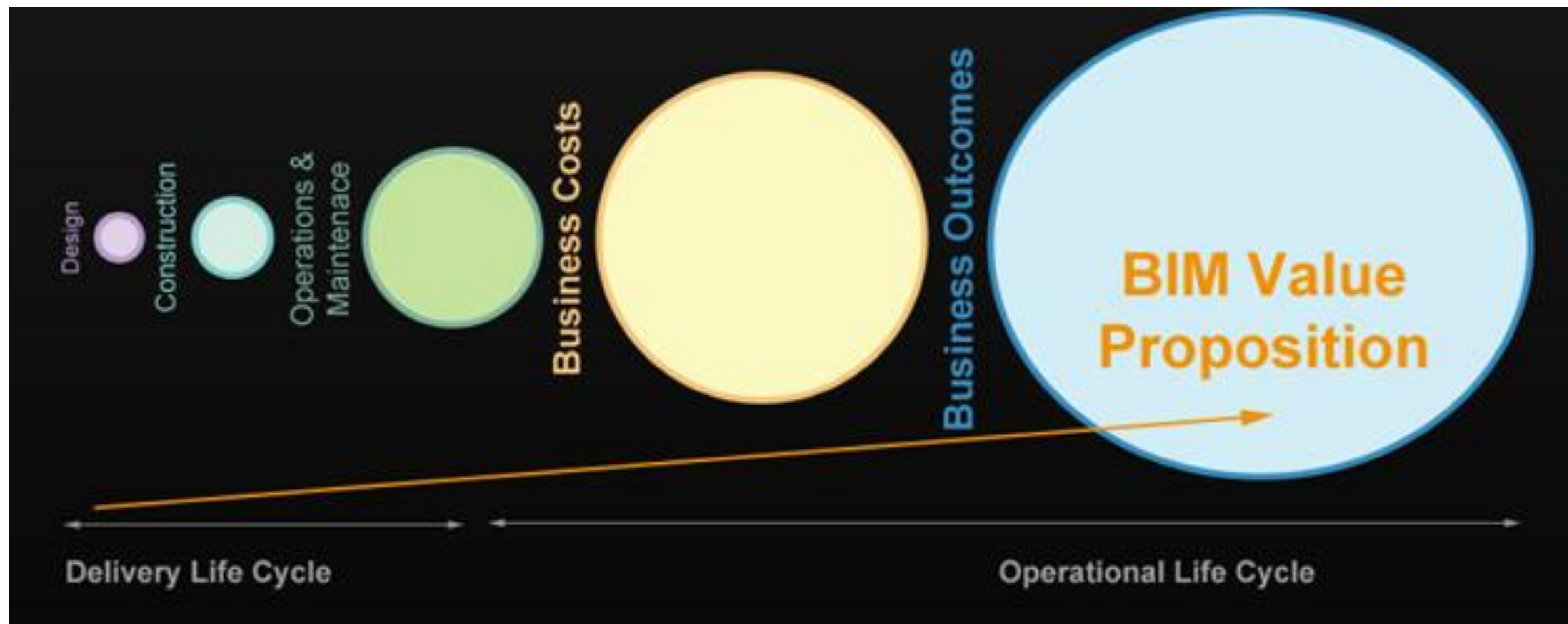
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Customers not getting the assets & outcomes they need / want?



Dropping the baton at key stages

Have greater understanding of the entire life-cycle process (especially design intent) through the models: data and 3D



Better business outcomes through early collaborative decision making

Government Soft Landings (GSL)

Alignment of design & construction with operation and asset management. Based on the BSRIA Soft Landings Framework to ensure GSL applied to project stages:

1. Inception and briefing
2. Design Development
3. Construction
4. Commissioning, Training & Handover
5. In Use & Aftercare 1 – 3 years after handover

Output: Government Soft Landings Policy agreed by Government Construction Board Sept 2012 to be mandated in 2016 in alignment to BIM Level 2.



Government Soft Landings (GSL)

- If I am doing BSRIA SL is that the same? It nearly is....
- GSL also considers:
 - Functionality & Effectiveness
 - Cost in use
- Need to look at all areas to keep a balanced focus

 HM Government

Government Soft Landings (GSL)

Alignment of design & construction with operation and asset management. Based on the BSRIA Soft Landings Framework to ensure GSL applied to project stages:

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Output: Government Soft Landings Policy agreed by Government Construction Board Sept 2012 to be mandated in 2016 in alignment to BIM Level 2.



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Government Soft Landings (GSL)

- Is more than:
 - A good handover
 - Some M&E assessment
 - Asking the maintainers what they want
 - A one-off POE exercise
 - WLC / reducing maintenance costs
- Also,
 - Focussing on business outcomes
 - Making sure knowledge is where it needs to be
 - Engaging / designing with end users
 - Three years of learning
 - Saves capital and increases business value

What does it cost?

Project £

POE / Aftercare £

Engaging with industry

BIM2050

BIM4sme



**BIM4
Supply
Chain
Delivery**

**BIM
4
Steering**



BIM4Water

Tech Vendor Alliance

BIM4FM



Sub Groups:
NFB
UKCG
SEC
BIM Academic
Forum



**BIM4
Private
Clients**



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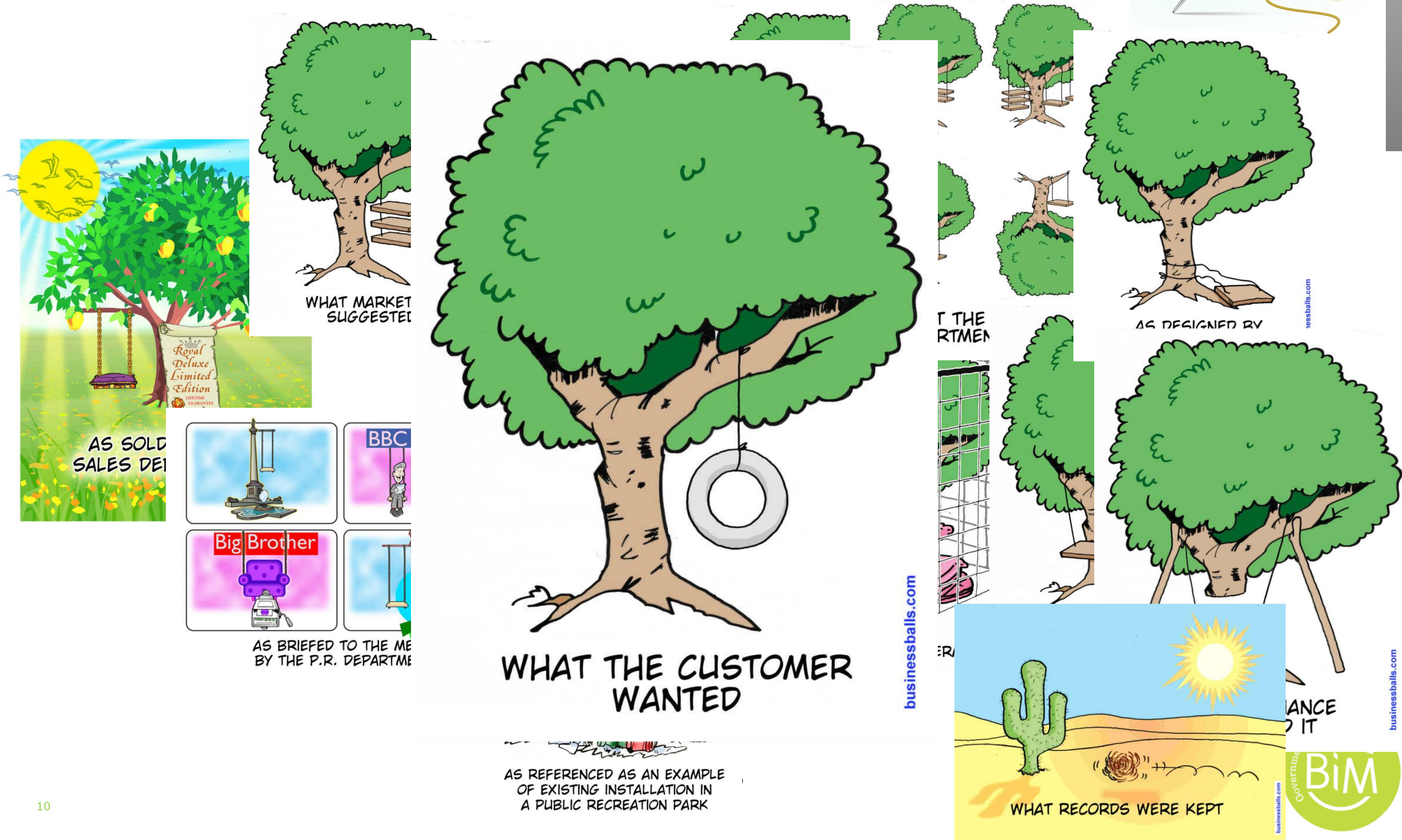
GSL Policy – the Guiding Principles



1. It will be a key element of the design and construction process maintaining the 'golden thread' of asset purpose through to delivery and operation
2. Early engagement of end user and inclusion of GSL champion on project team during the design/construction process
3. Commitment to aftercare post construction from design and construction team
4. Post occupancy evaluation and feedback to design/construction team and lessons learnt captured for future projects
5. GSL will be mandated in 2016 for all central government projects (for new build and major refurbishments)

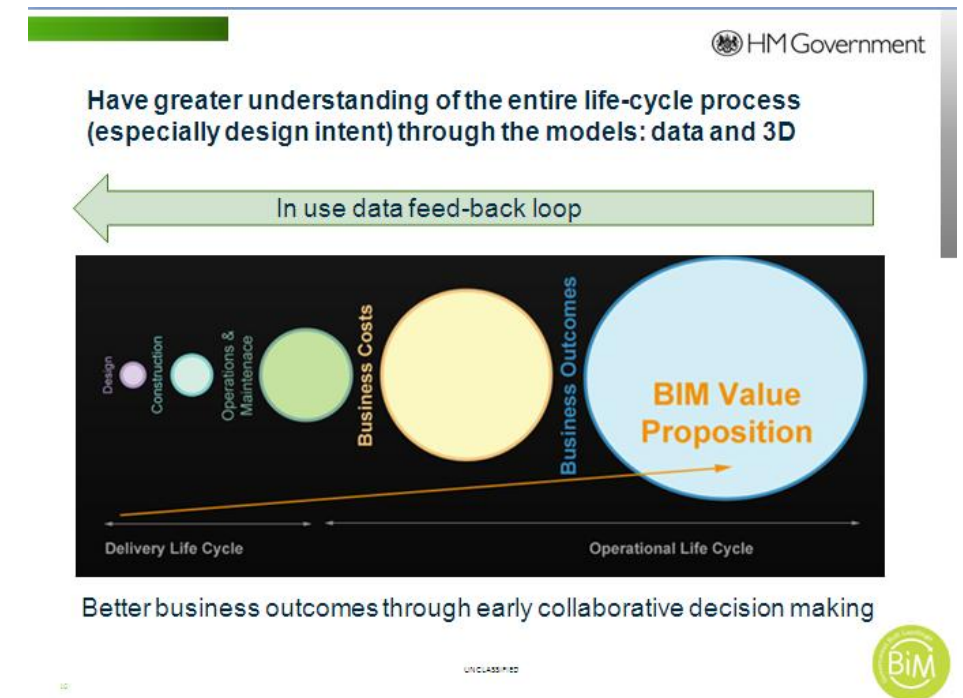
Maintaining the Golden Thread

1. Clear targets that are understood

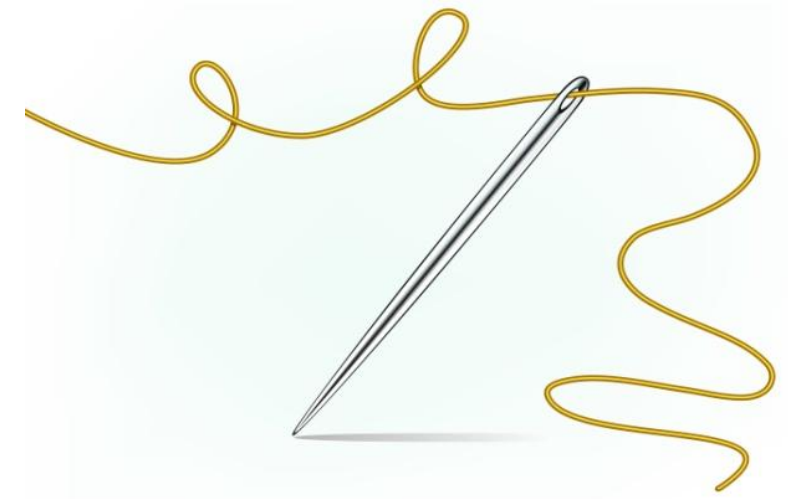


1. Maintaining the Golden Thread

- Start with business outcomes and where value is added KISS
- Understand what outcomes looks like from different stakeholders views
- Measure outcomes using existing info, e.g., AMR, H&S, FM ops
- Implementation starts with a joint dialogue, e.g., operators, users, etc.
- Test assumptions and add value with BIM
- Let BIM do the data



2. GSL Champion

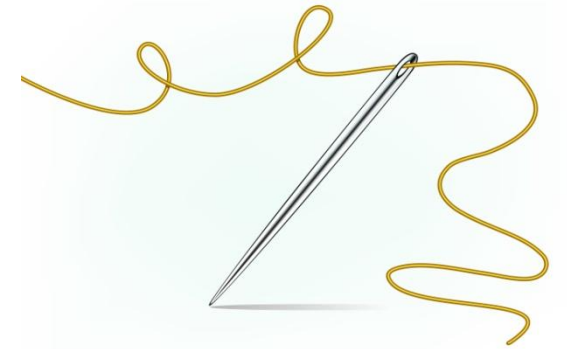


- Probably from a client / end user role
- Golden thread focus
- Use skills already from Estates/FM teams – not an additional role
- Identify an opposite role within project team
- Provides a pro-active voice for end users and operators
- Ensures continuity of involvement from concept to operation
- Facilitate post occupancy evaluation and monitoring and lessons learnt feedback
- Need to be given a level of authority

3. Commitment to Aftercare



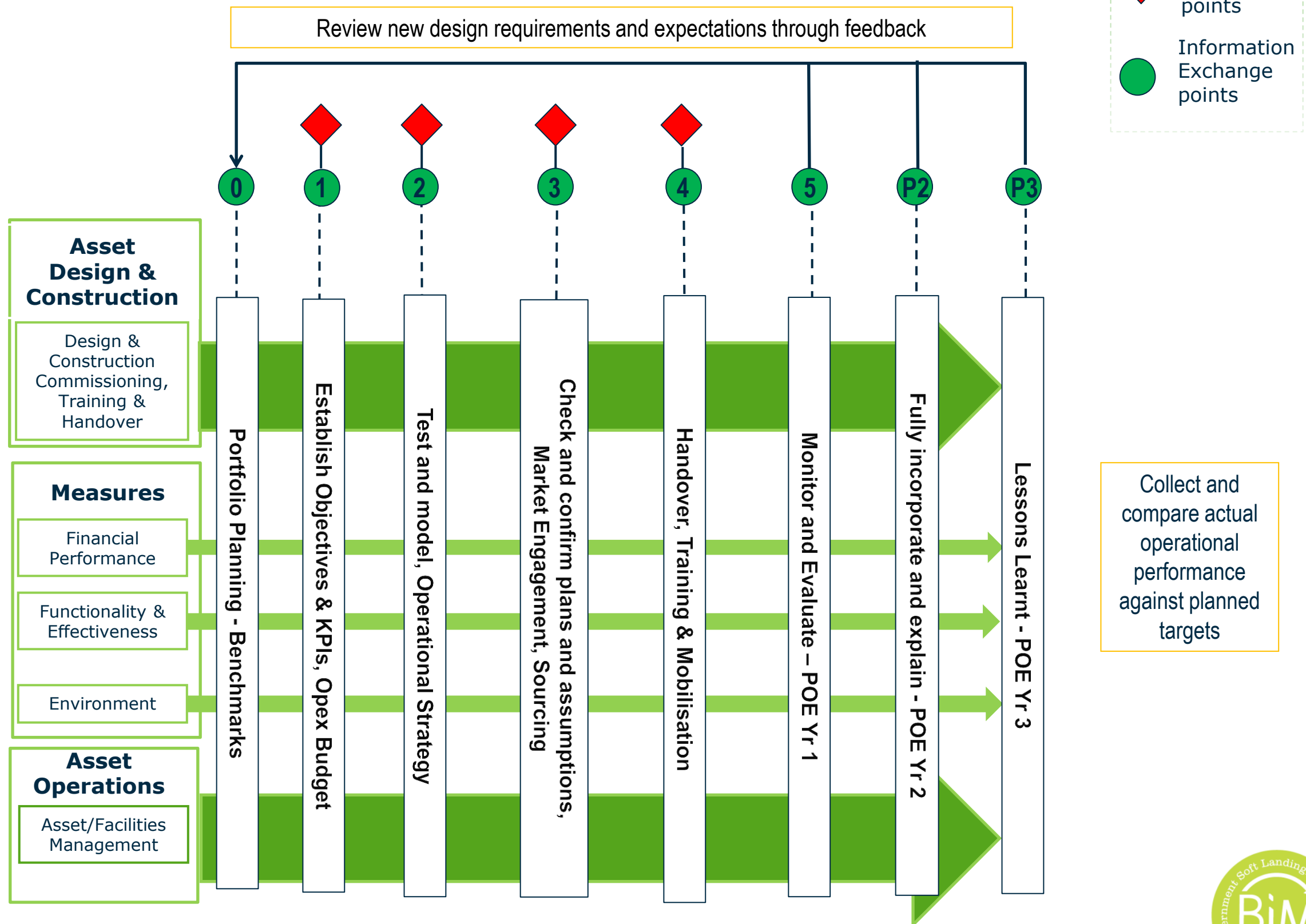
- Designers and contractors be engaged post construction.
 - New territory
 - Not the same as a defects service; it is about support
 - May be already provided in a shortened version
 - It should be clearly defined for all



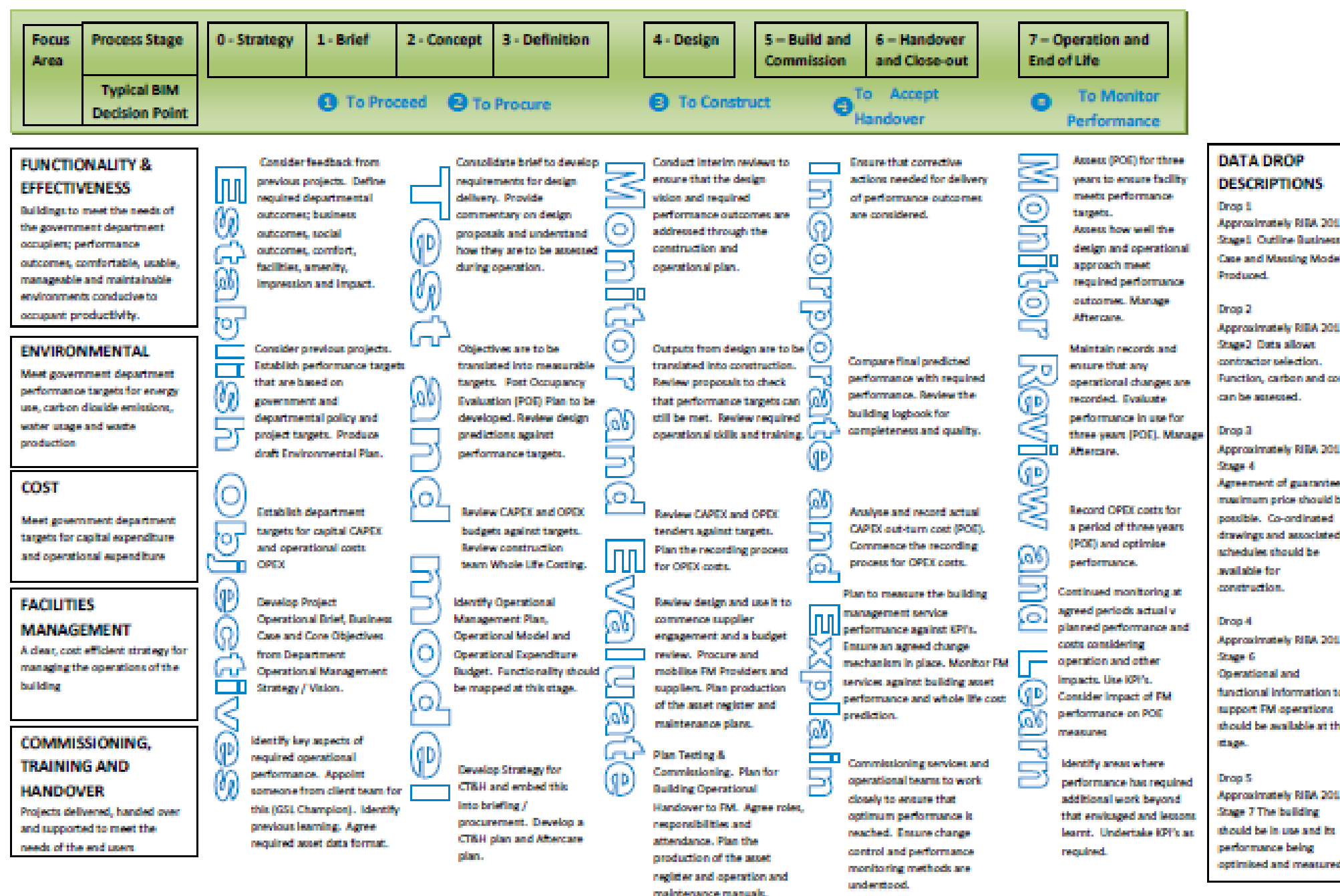
4. Post Occupancy Evaluation

- Emphasis on joint learning
- Plan for this it at the start, e.g., separate skills / expertise
- Impartiality critical, e.g., another user to feedback etc
- Will only work where you have clear targets and know what affects these outcomes of carbon, cost, functionality & effectiveness
- Feedback, where will it go, format needed.....
- POE on year 1, 2 and 3 being looked at contractually, e.g., new contract to extend involvement to a visit

Government Soft Landings



Master Process Map



Use the GSL Plain Language Questions to support this

GSL – What's new?

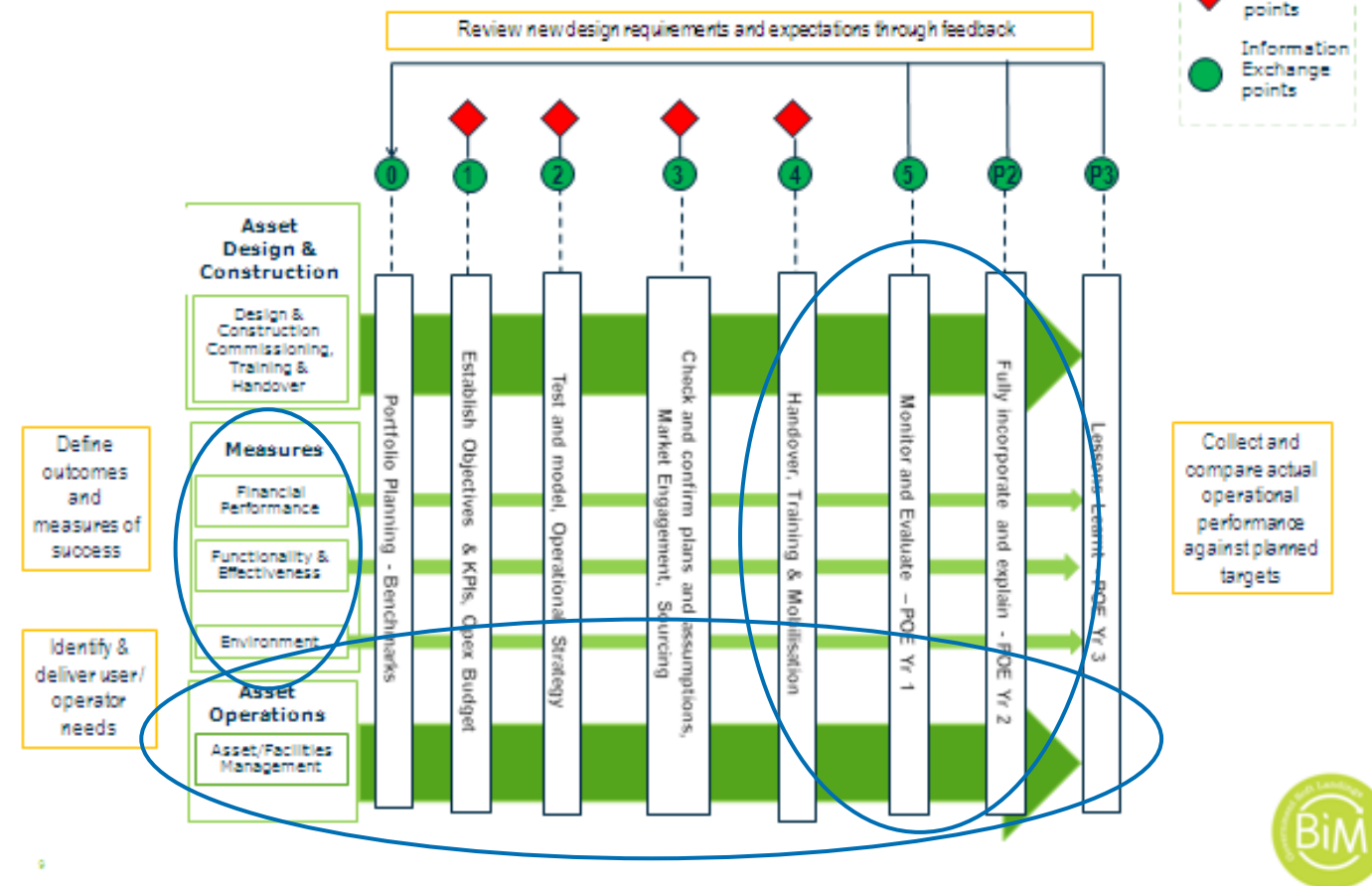
Identifying outcomes beyond, cost and time?

- Look to other measures in use, e.g.,
- Design Quality Indicators (DQI), Building Usable Studies (BUS), Leesman etc

Greater involvement with FM / operators / users

- Bringing them on board earlier
- Bring them into the process
- Change management?

Government Soft Landings



Aftercare and POE

- Key constructors, designers, client and operator return in years, 1, 2 and 3
- Planning for POE as a formal process



Government Soft Landings (GSL) GSL Powered by BIM

To champion better outcomes for our built assets during the design & construction stages through Government Soft Landings (GSL) powered by a Building Information Model (BIM) to ensure value is achieved in the operational lifecycle of an asset.

BIM + GSL = Better Outcomes

www.bimtaskgroup.org/GSL



GSL success stories

- Ministry of Justice
 - Seven figure savings achieved
 - Use of POE has reduced kitchen sizes and improved functionality
 - Now in place for all projects
- Department for Education
 - Principles part of Priority School Building Programme contracts
 - KPIs for Framework
- National Measurement Office
 - Advanced Metrology Laboratory being procured with GSL and BIM
- Manchester City Council – New Library
 - Improved end user understanding and
- Early adopter projects; DIO x 3, MoJ x 2, EA x 3

Next steps for GSL

- COBie to Operational Asset Management systems – data standards and PAS 1192: 3
- Measures and their basis to be assessed for PoE
- Refinement of Guidance and Plain Language Questions
- GSL Champions - skills to be identified
- Contractual requirements
- GSL for Infrastructure

More Information?

- www.bimtaskgroup.org/gsl/

Government Soft Landings

Home – GSL

GSL Policy

GSL Summary

FAQs

Early Adopters

Standard Presentation

Department Implementation Brief

Department Guidance Documents

Links

Contacts



Government Soft Landings (GSL)

Thank you for visiting the Government Soft Landings (GSL) micro-site.

This site will provide you with an overview of GSL and how it works. It will be updated to support your implementation of GSL.

The Government objective is to champion better outcomes for our built assets during the design and construction stages through Government Soft Landings (GSL) powered by a Building Information Model (BIM) to ensure that value is achieved in the operational lifecycle of an asset.

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Contacts

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Government Soft Landings

GSL Department Guidance Documents

The attached draft documents are to be considered as work in progress.

The documents are attached for the purpose of giving guidance to government departments in implementing the Government Soft Landings approach and in conducting early adopter projects. The principles of Government Soft Landings are reasonably intuitive however these documents should be of help to those who require a little more detail.

The early adopter experience and lessons learned will be used to develop and correct the content during 2013.

- [Government Soft Landings Executive Summary - PDF](#)
- [Government Soft Landings Section 1 – Introduction - PDF](#)
- [Government Soft Landings Section 2 – GSL Lead GSL Champion - PDF](#)
- [Government Soft Landings Section 3 – Functionality and Effectiveness - PDF](#)
- [Government Soft Landings Section 4- Capital Cost and Operating Cost - PDF](#)
- [Government Soft Landings Section 5 – Environmental Management - PDF](#)
- [Government Soft Landings Section 6 – Facilities Management – PDF](#)
- [Government Soft Landings Section 7 – Commissioning, Training and Handover - PDF](#)
- [Government Soft Landings Section 8 – Planning for Aftercare - PDF](#)

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Questions

