

## Employers Information Requirements (EIR)

Building Information Modelling (BIM) and digital construction comes with many benefits to the whole delivery team and potentially to the client post-handover, during the life cycle of the building. However, the delivery of information needs to start with the end in mind and the client needs to define what they require and how they want it delivered at handover.

To define this the client should produce an Employers Information Requirements (EIR) document which is designed to be included as part of the project documentation for the contractual management of the Tier 1 supplier(s). A Tier 1 supplier is typically the Lead Designer and Principal Contractor.

EIRs are an important element of Project BIM Implementation as they are used to set out clearly to the delivery team what information models are required and what the purposes of the information models will be. The content of an EIR can be incorporated into other tender documents.

In response to the EIR, the bidding parties shall produce a Pre and Post Contract BEP which will include the following content:

- The Project Implementation Plan
- Project goals for collaboration and information modelling
- Major project milestones consistent with the project programme
- Project Information Model deliverable strategy

Excitech offer a service to support clients in establishing an EIR to capture the requirements and document them to help the project team to deliver the information in a structured and defined way.

The core content and requirements of our EIR are split into the following sections:

### Technical

- Software platforms

- Data exchange format
- Co-ordinates
- Level of detail
- Training

### Management

- Standards
- Roles and responsibilities
- Planning the work and data segregation
- Security
- Coordination and Clash
- Detection process
- Collaboration process
- Health and Safety and Construction Design Management
- Systems performance
- Compliance plan
- Delivery Strategy for Asset Information

### Commercial

- Data drops and project deliverables
- Client's strategic purpose
- Defined BIM/project deliverables
- BIM-specific competence assessment



For more information on our construction services please call 01992 807 444 or email [marketing@excitech.co.uk](mailto:marketing@excitech.co.uk).

## Features and Benefits of Excitech's EIR Services

- Projects deliver the required information
- Information is in the correct format
- Workflow into maintenance systems are required
- Help reduce bidding creep with undefined BIM
- Reduce unnecessary work
- Establish defined audit checks
- Assist the delivery teams
- Reduced risk
- Fewer delays
- More efficient Quality Assurance process