

Employers Information Requirements (EIRs)

Benefits to EIR's

- Provides the project team with a clear, defined outlook of how the client wishes for the project to be delivered.
- The process of creating EIR helps the client to better identify their information needs, what is required or not required.

Introduction to EIR'S

The EIR should be provided and sit alongside the Employer's Requirements (ER). Whilst the project ER defines the nature of the built asset that the employer wishes to procure, the EIR should define the **information** about the built asset that the employer wishes to procure to ensure that the design is developed in accordance with their needs and that they are able to operate the completed development effectively and efficiently. This should align with the Preliminaries documents and may include:

- Responses to the PLQs. These may also be defined as the Project Information Requirements (PIRs) and are set out in the Information Delivery Plan (IPD)
- COBie data requirements at each project stages, including CAFM data requirements
- Validation processes
- Model & Data ownership and permitted uses
- Security requirements
- Use of a Common Data Environment
- Handover and Soft Landings requirements

Detailed Description of EIR's typical Contents

Technical –

- Details of software platforms - *whilst a solution can't be imposed by a clients upon the design team, details of solutions available to the Employer may be stated.*
- Definitions of levels of detail - *The Employer may wish to simply describe the information and it's intended use within Process & Deliverables therefore allowing the LOD to be formally captured within the BEP.*
- Data Exchange formats - *further information can be provided by the Employer to reinforce the requirements however, this should be captured within the standards section.*
- Coordinates - *systems may be specified by the Employer if the project is an extension to an already existing coordinate system.*
- Training
- Surveys – *If surveys are a project requirement then the Employer should define their expectations, accuracy and use.*

Management

- Details of management processes to be adopted in connection with BIM on a project
- Standards
- Stakeholder Roles and Responsibilities
- Planning the Work and Data Segregation
- Security
- Coordination and Clash Detection Process
- Collaboration Process
- Model Review Meetings
- Health, Safety and Construction Design Management
- System Performance Constraints - *The Employer should define any appropriate requirements or constraints existing systems may have.*
- Compliance Plan
- Delivery Strategy for Asset Information

Commercial

- Details of BIM Model deliverables
- Timing of data drops and definitions of information purposes
- Client's Strategic Purpose
- Defined BIM/Project Deliverables
- BIM-specific competence assessment

- Overview of Project
- Objectives / Intended uses of BIM on this project (high level)
- Identify Project Stakeholders
- Roles & Responsibilities

<http://www.bimtaskgroup.org/wp-content/uploads/2013/04/Employers-Information-Requirements-Core-Content-and-Guidance.pdf>