



B Z J Digital for Technical Consulting

TECHNICAL REVIEW REPORT

BIM Model & Digital Delivery Assurance Review

Model authoring | Coordination | CDE | Information quality

Report reference	TECH-RPT-001
Issue	P02
Date	22 August 2026
Review status	PROCEED WITH CONDITIONS

Review decision

The package provides useful technical evidence, but information controls and exchange acceptance are not fully demonstrated.

PROCEED WITH CONDITIONS

Close the major information and coordination actions before formal acceptance.

Confirmed review results

Measure	Result	Evidence
IFC inputs	3 discipline files	Architecture, Structural and HVAC
Model elements	39	15 architecture / 18 structure / 6 HVAC
Hard-clash tests	0 detected	Three discipline-pair tests at 1 mm kernel tolerance
Classification coverage	0%	No element-level classification association identified
HVAC property coverage	0%	No property-set data found on six HVAC elements

Management actions

- Confirm the project information requirements, acceptance criteria and required model information.
- Issue or obtain the BEP, delivery plan, responsibility matrix and controlled CDE records.
- Define the clash matrix, issue ownership and evidence needed to verify closure.
- Correct required classification, metadata and missing HVAC property information.

Information received

Received material is recorded separately from information that remains necessary for a complete project assessment.

Received

Item	Description	Status
Architectural IFC	Model review data	Received
Structural IFC	Model review data	Received
HVAC IFC	Model review data	Received
CDE workflow	WIP / Shared / Published / Archive diagram	Received
Authoring process map	Design, federation and exchange process	Received
Model-authoring video	Revit coordination and model-production views	Received

Not evidenced in the supplied material

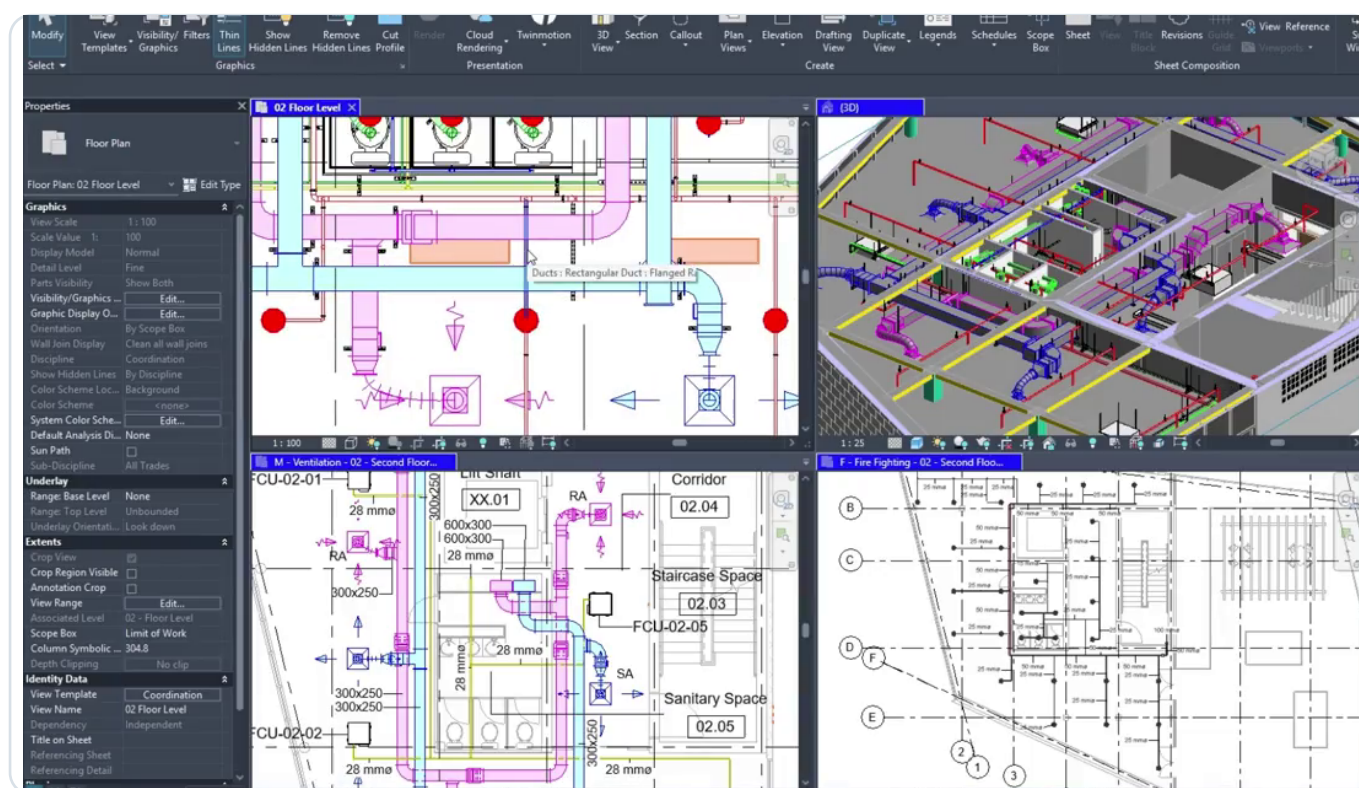
- Project-specific EIR / information requirements and exchange acceptance criteria.
- Approved BEP, MIDP, TIDPs and model-element responsibility schedule.
- Native models, signed review records and complete CDE audit history.
- Approved clearance criteria, issue register and structured asset / COBie deliverables.

Review limitation

The received material supports a technical capability review. Formal project acceptance requires the missing project controls and current coordinated deliverables.

Discipline modelling and coordination

Screenshots are taken directly from the supplied Revit model-authoring video. Project identifiers have been removed.



Observed in the supplied model-authoring material

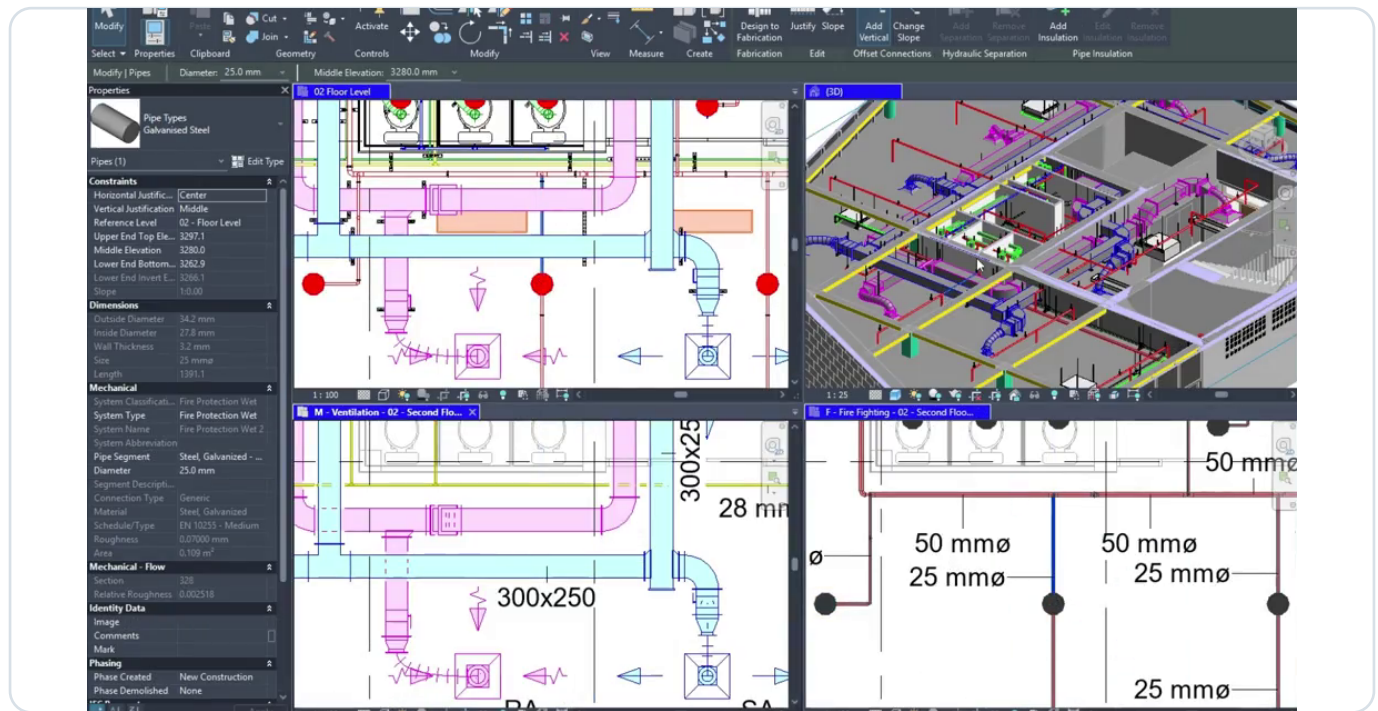
- Coordinated plan, 3D and discipline views are displayed together.
- Mechanical ventilation, fire protection and plumbing information is visible in the working model.
- Element properties and system data are accessible during authoring and review.
- The screenshot supports the authoring workflow; it does not by itself confirm final LOD or package completeness.

Required follow-up

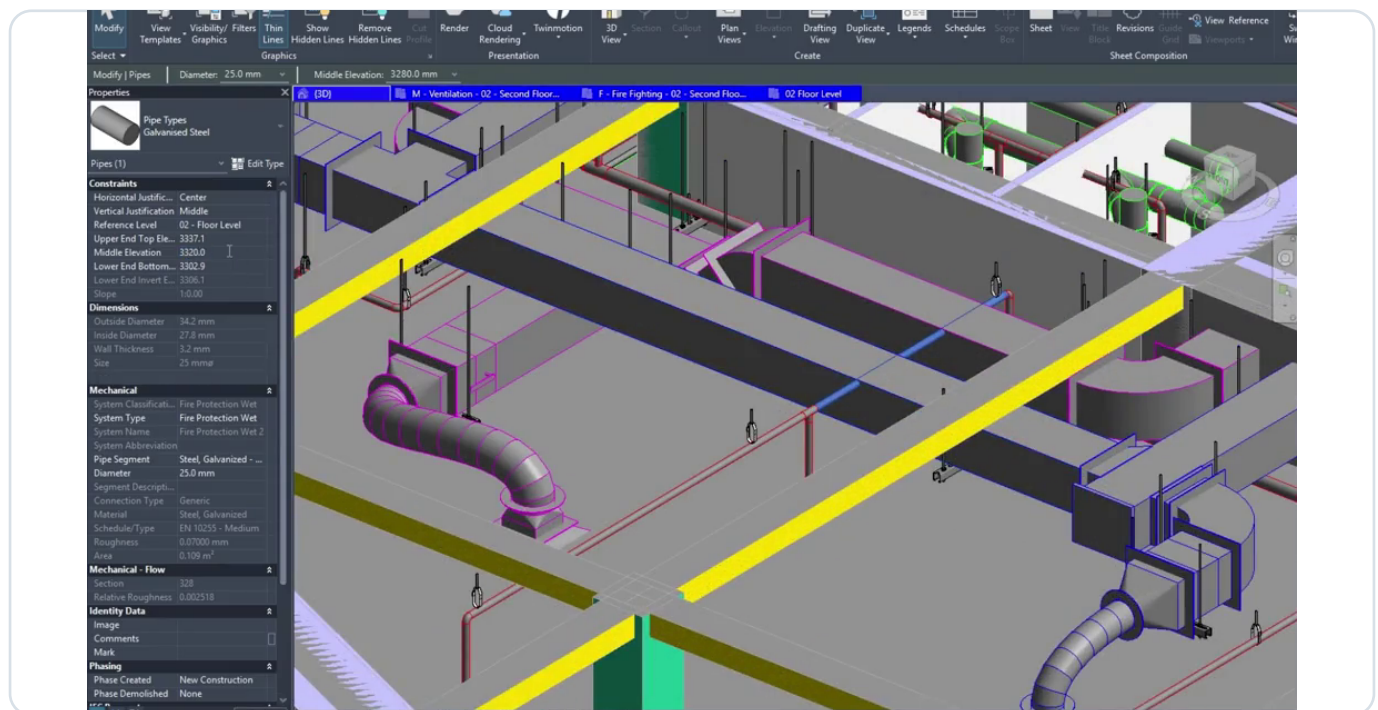
Confirm the approved LOD / Level of Information Need, naming, shared coordinates, linked files, element ownership and model exchange requirements.

Visible coordination evidence

The submitted video shows multidisciplinary model authoring and direct review of element properties.



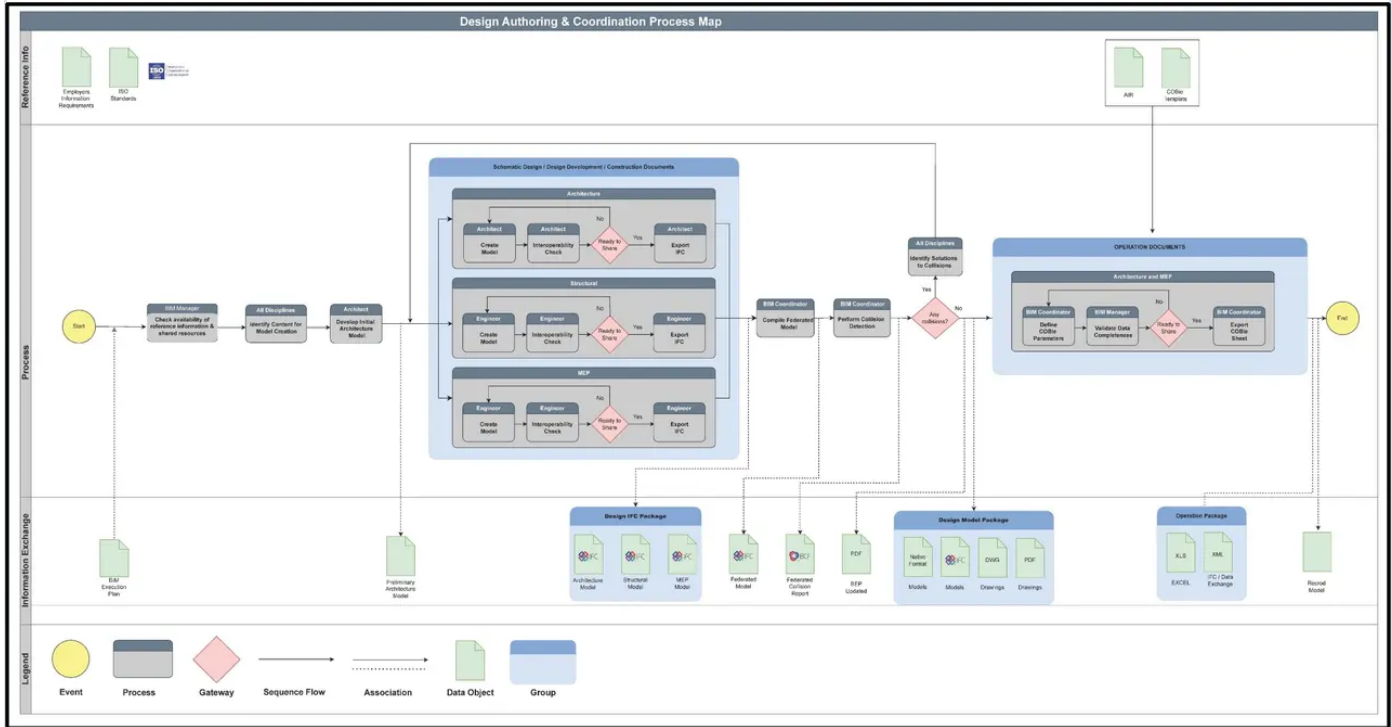
View 01 - coordinated plan views and model element properties.



View 02 - 3D review of pipework, ventilation routes and structural interfaces.

Design authoring and exchange process

The supplied process map defines how reference information, discipline production, federation and information exchange are connected.

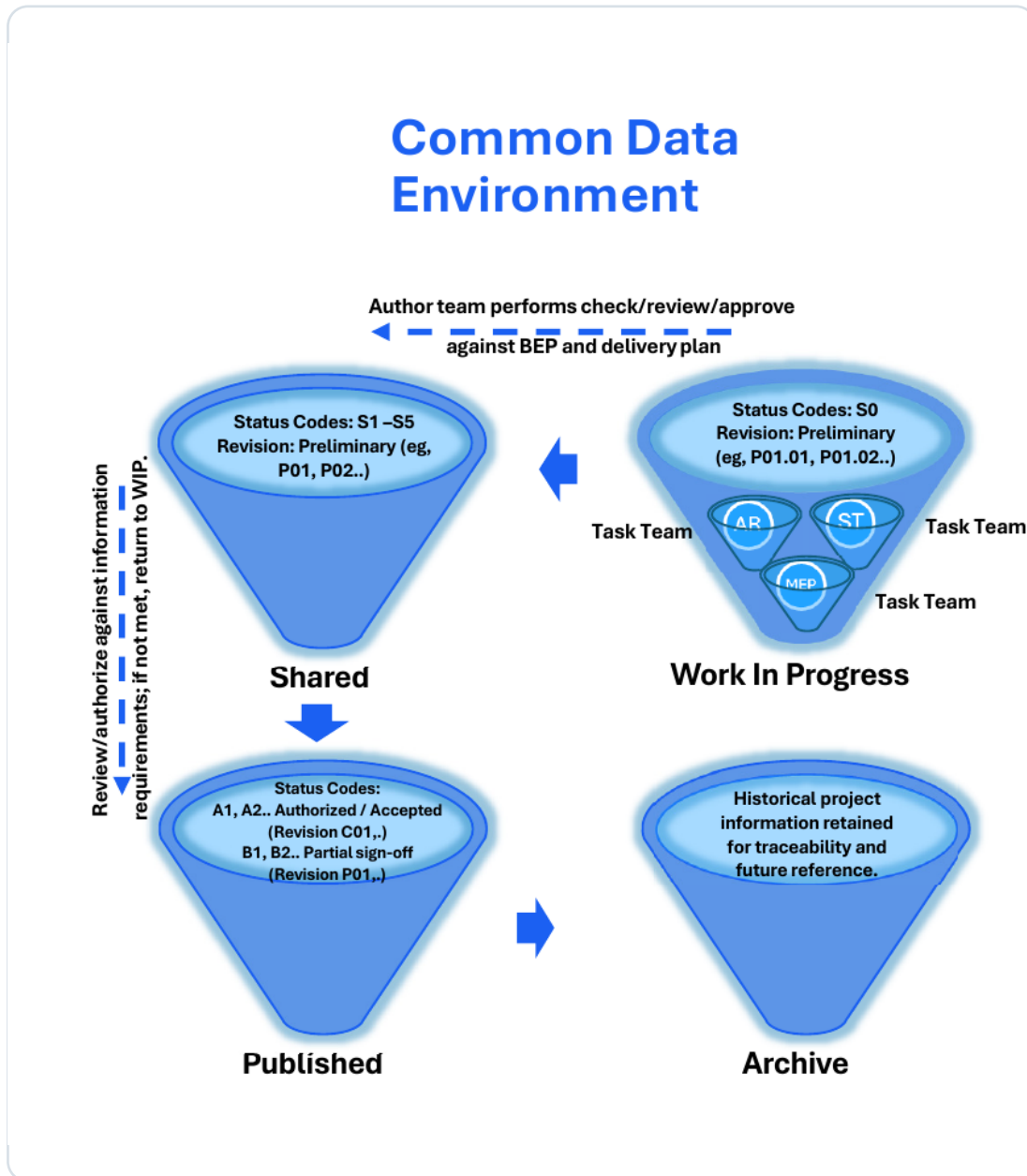


Control points identified

- | | | |
|-----------|----------------------------------|---|
| 01 | Reference information | Confirm requirements and approved inputs. |
| 02 | Discipline production | Author and check architecture, structure and MEP. |
| 03 | Federation / coordination | Combine models and apply the approved clash rules. |
| 04 | Information exchange | Issue checked outputs with status, owner and review evidence. |

Common data environment controls

The supplied CDE diagram shows the required information states and review gates.



State	Required control	Example
Work in progress	Task-team production / preliminary revision	S0
Shared	Checked information made available for coordination	S1-S5
Published	Authorized or accepted information	A / B codes
Archive	Historical information retained for traceability	Record

Model quality and information coverage

Percentages below are taken from the supplied IFC review data. Coverage does not, by itself, prove compliance with project requirements.

Discipline	Elements	Geometry	Properties	Classification	Unique names
Architecture	15	73%	47%	0%	100%
Structural	18	89%	56%	0%	67%
HVAC	6	83%	0%	0%	100%

Verified positive controls

- The three IFC files use the same IFC4X3 schema and ReferenceView description.
- The discipline files share a project identifier and compatible spatial-structure identifiers.
- Length, area and volume units are consistent across the reviewed files.
- Projected coordinate-reference and map-conversion information is consistent.

Information gaps requiring correction

- Element classification is not populated for the 39 reviewed elements.
- The six HVAC elements do not contain the required property-set information.
- Structural element naming is not fully unique.
- A separate asset register or COBie output was not supplied.

Review conclusion

The geometry can be reviewed, but model information is not complete enough to confirm exchange or asset-data acceptance.

Approved-test structure and results

The matrix separates verified hard-clash results from clearance and ownership checks that still require project-specific rules.

Model / group	Test type	Tolerance / rule	Priority	Owner	Result
Architecture / Structure	Hard intersection	0 mm / 1 mm kernel	P1	A / S leads	0 detected
Structure / HVAC	Hard intersection	0 mm / 1 mm kernel	P1	S / M leads	0 detected
Architecture / HVAC	Hard intersection	0 mm / 1 mm kernel	P1	A / M leads	0 detected
HVAC / structure	Installation clearance	Project rule required	P2	MEP lead	Not tested
Maintainable equipment	Maintenance access	Project rule required	P2	MEP / Ops	Not tested
Shared openings / shafts	Ownership and duplication	GUID / location	P1	BIM lead	Review

Minimum clash-report fields

- Issue ID and approved test reference.
- Both element identifiers, disciplines and model versions.
- Location, viewpoint, level and affected system.
- Priority, action owner, target date and current status.
- Closure evidence: revised model, reviewer and acceptance date.

Recorded result

No hard intersections were identified in the three tested discipline pairs. This does not confirm clearance, maintenance access or complete coordination.

Findings and required actions

Each finding is linked to observable evidence, an action owner and a specific correction.

ID	Level	Observed issue	Required action	Owner
IM-01	Major	Project information controls not supplied	Issue EIR, BEP, delivery plans and responsibility matrix	Information manager
EX-02	Major	Generic filenames and blank author / organization metadata	Apply naming rules and populate accountable originator data	Discipline leads
DT-03	Major	Classification not present on 39 model elements	Confirm classification system and populate required references	BIM / task teams
DT-04	Major	No property-set data on six HVAC elements	Define and complete required HVAC parameters	MEP lead
CO-05	Major	Shared chimney / roof ownership requires confirmation	Assign the owning discipline and remove uncontrolled duplication	BIM coordinator
CL-06	Open	Clearance and access tests not defined	Approve tolerances, search sets and acceptance criteria	BIM / MEP leads

Closure rule

An issue is closed only after the corrected model or document is received, checked and recorded against the original finding.

Responsibilities and next submission

The next issue should be a coordinated package supported by current model files, agreed tests and controlled information records.

Responsible party	Required action	Timing
Information manager	Confirm information requirements, BEP, delivery plans and CDE controls.	Before resubmission
Discipline BIM leads	Correct model metadata, classification, parameters and naming.	Before model exchange
BIM coordinator	Approve clash matrix, search sets, tolerances and issue ownership.	Before coordination run
MEP lead	Complete HVAC properties and define access / clearance checks.	Before coordination closeout
Reviewer / client lead	Verify corrected evidence and confirm acceptance or remaining conditions.	After complete package

Required resubmission package

- Current architectural, structural and MEP discipline models in the agreed formats.
- Combined federated model with approved search sets and appearance profiles.
- Clash matrix, element-based clash report and issue-closure register.
- BEP / EIR requirements, naming rules, coordinates and information-delivery plans.
- CDE status, review / authorization evidence and required asset-data outputs.

Submission recommendation

Acceptance remains subject to the issue of a complete, coordinated and traceable information package.

Required discipline models supplied

Partially evidenced

Shared coordinates / exchange structure verified

Verified in reviewed IFC data

Model properties and classification complete

Not achieved

Hard-clash tests completed

Verified for three model pairs

Clearance / access tests approved and completed

Not evidenced

CDE approval and publication records available

Not evidenced

BEP / delivery plans / responsibilities available

Not evidenced

Corrective actions closed and verified

Pending

RECOMMENDATION

PROCEED WITH CONDITIONS

Do not confirm final BIM acceptance until the required documents, model information, coordination checks and closure evidence are complete.