

**INTEGRATION OF AS-BUILT BUILDING INFORMATION MODELING AND
AUGMENTED REALITY IN CONSTRUCTION INDUSTRY: A CASE STUDY OF
THE (UTM) ECO-HOME**

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Thank You "ALLAH" for Everything ...

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ABSTRACT

Building Information Modeling (BIM) is becoming increasingly popular in architectural documentation processes in which various stakeholders share data through consistent digital models, keeping workflow up to date to maximize reliability and quality throughout the construction cycle. Most of the constructed buildings might not be built as-designed exactly and 2D drawings are not functional to aid facility managers, viral reliance is on the traditional method to develop as-built drawings leads to greater need of developing accurate and functional 3D as-built BIM through smart workflow. 3D laser scanners are rarely used in construction industry and rarely integrated and practiced with BIM. Moreover, due to less efforts exploring the integration of the digital virtual BIM on site activities, it is predicted that Augmented Reality (AR) can fulfill this vision effectively through visualizing BIM right into the reality. However, some research studies developed workflows using 3D laser scanner to come up with 3D model, as well as workflows to adopt the 3D model into AR platforms separately. Therefore, the aim of this research is to integrate “Scan-BIM” workflow with “BIM-AR” workflow developing newly single integrated workflow. This qualitative case study investigates the current practice of as-built data development based on interviews and practice a modern method of 3D as-built BIM development through an experiment. In this study the integration between SCENE, Revit and Unity3D softwares supported with some extension softwares unveiled the possibility of integrating laser scanning, as-built BIM and AR. This research resulted in an efficient solution in developing “Scan-As-Built BIM-AR” integrated workflow that Architecture, Engineering, Construction and Operation (AECO) industries’ practitioners can use to consolidate, optimize and visualize their models in a real-time AR environment.

ABSTRAK

Building Information Modeling (BIM) menjadi semakin popular dalam proses mendokumentasi kerja seni bina di mana pelbagai pihak berkepentingan boleh berkongsi data melalui model digital yang konsisten, dapat menjaga aliran kerja agar sentiasa seiring dengan perkembangan semasa untuk meningkatkan kebolehpercayaan dan kualiti sepanjang proses pembinaan. Kebanyakan bangunan yang dibina mungkin tidak setepat yang direka dan lukisan 2D pula tidak membantu pengurus fasiliti, pergantungan terhadap kaedah tradisional untuk membangunkan lukisan yang direka menyebabkan perlunya penggunaan 3D BIM yang tepat dan mempunyai pelbagai fungsi. Pengimbas laser 3D jarang digunakan dalam industri pembinaan dan kurang diintegrasikan dan dipraktikkan dalam BIM. Tambahan lagi, disebabkan kurangnya usaha untuk menerokai integrasi BIM dalam alam maya digital bagi aktiviti di tapak pembinaan, dijangkakan bahawa Augmented Reality (AR) dapat memenuhi visi ini secara berkesan dengan menggambarkan BIM terus ke realiti. Namun, beberapa kajian tentang aliran kerja menggunakan pengimbas laser 3D untuk menghasilkan model 3D serta aliran kerja untuk mengadaptasi model 3D ke platform AR telah dilakukan secara berasingan. Oleh itu, matlamat penyelidikan ini adalah untuk mengintegrasikan aliran kerja "Scan-BIM" dengan aliran kerja "BIM-AR" menjadi satu elemen. Kajian kes kualitatif ini mengkaji amalan terkini dalam merekod data sesuatu projek berdasarkan temubual dan mempraktikkan BIM 3D melalui satu eksperimen. Dalam kajian ini integrasi beberapa perisian seperti SCENE, Revit dan Unity3D dibantu dengan beberapa perisian lain dilakukan untuk menghasilkan suatu kemungkinan integrasi antara pengimbas laser, BIM dan AR. Dapatan kajian ini adalah suatu penyelesaian yang efisien dalam membangunkan "Scan-As-Built BIM-AR" yang boleh digunakan untuk industri seperti Arkitek, Kejuruteraan, Pembinaan dan Operasi (AECO) untuk menggabungkan, mengoptimumkan dan memvisualisasikan model mereka dalam alam nyata.

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LIST OF ABBREVIATIONS

| | | |
|-------|---|--|
| BIM | - | Building Information Modeling |
| AR | - | Augmented Reality |
| MAR | - | Mobile Augmented Reality |
| VR | - | Virtual Reality |
| 3D | - | Three Dimensional |
| 2D | - | Two Dimensional |
| 4D | - | Four Dimensional |
| AECO | - | Architecture, Engineering, Construction, Operation |
| O&M | - | Operation and Maintenance |
| MEP | - | Mechanical, Electrical and Plumbing |
| FM | - | Facility Management |
| GDP | - | Gross Domestic Product |
| IT | - | Information Technology |
| ICT | - | Information and Communication Technology |
| LCA | - | Life Cycle Assessment |
| GPS | - | Global Positioning System |
| GIS | - | Geographic Information System |
| CAD | - | Computer-aided Design |
| RFID | - | Radio-Frequency Identification |
| LiDAR | - | Light Detection and Ranging |
| HMD | - | Head Mounted Display |
| PC | - | Personal Computer |
| IFC | - | Industry Foundation Class |
| API | - | Application Programming Interface |
| PCD | - | Point Cloud Data |

CHAPTER 1

INTRODUCTION

1.1 Background of the Study

Construction industry is one of the most important industries that contribute to socio-economic growth specially in developing countries. Most importantly, construction industry contributes remarkably to the Gross Domestic Product (GDP) of Malaysia's economy as well as most of the developing countries. The nature of the construction industry is unique, fragmented and complex which mostly face numerous problems like time overrun, cost overrun and waste generation. Those problems need to be solved through many research studies in different related fields integrated to the construction industry (Hussin *et al.*, 2013)

Nowadays, the construction industry is facing new challenges. The demand is increasing for new infrastructure, mitigation in the consumption of resources and energy, and a real advancement towards sustainable environmental built. The construction industry is turning increasingly towards sustainability. In the construction industry, sustainability relies upon accomplishing the most reduced conceivable ecological effect while empowering economic and social improvement (Diaz & Anton, 2014). According to Farzad & Ahmad, (2014) during conceptual stage, different design alternatives can be assessed through BIM assist by designers, so that effective energy strategies can be attained within the green building constraints. In addition, designers

can choose appropriate types of building materials which have considerable impact on the cost of the building overall and its life cycle.

BIM is an Information Technology (IT) enabled approach. It is implementing and maintaining digital representation dynamically for the information of a facility indifferent phases of the project lifecycle. Moreover, it forms a warehouse of the data. The infrastructure's data includes non-geometric and, geometric data (Ellis, 2006). Kim *et al.*, (2013) defined BIM as the whole construction information and the overall life-cycle of a construction project, including all phases; design, construction and maintenance, which is managed through Three Dimensional (3D) objects. BIM is one of the increasing demanded fields nowadays as many international organizations and government is taking the initiative to support BIM in project life-cycle (Aziz *et al.*, 2016). In project life-cycle, BIM provides benefits overlap, reduce real project risks; irrelevant documents eliminated; waste reduces; productivity increases; cost decreases; profit increases as improves product, improve services delivered, or expand market share (Smith & Tardif, 2009).

Eastman *et al.*, (2008) explained that, the modern approach to collecting, organizing and integrating as-built data of a building into a data structure is to develop an as-built BIM. As-built models and depictions are crucial documents used during operations and maintenance as well as in construction of buildings for a variety of purposes. These documents are continuously verified, and the procedures are frequently updated, especially in the initial handover process so that changes made during the project's lifespan are reflected. As a result of this, as-built documents are highly valuable to building owners and managers (Gallaher *et al.*, 2004).

According to Williams *et al.*, (2014), BIM technologies are vastly embraced by the Architecture, Engineering, Construction and Operation (AECO) industries. Mobile devices have become a useful and reactive interface for AECO industry. With the mobility and the accessibility to the desired data, it is popular to move among various locations during accessing specific data. However, accessing the different levels of data

during normal interaction with Mobile devices by AECO industry, users are provided by integrating AR, mobile devices and developing an incorporated MAR medium.

The Augmented Reality (AR) is a live direct or indirect view of a physical real-world environment (Siddhant Agarwal, 2016). The 3D and 4D objects are made by computer graphics using virtual reality (VR) technology. The practical engineers in construction site do not pay attention to those objects because they use to think that the graphic objects cannot be used in real construction site and they are just virtual objects. For this reason, AR technology can be a useful tool for the construction project. So, AR environment can be achieved when VR object is merged with real image, can reduce the difference between the object by computer graphic and the object by real image. If project engineers use only VR object for virtual construction of bridge facility, they do not feel interested in those objects. However, if they use the AR objects merged with real image, they can have an interest because the image includes real construction status (Kim *et al.*, 2013).

Conveying AR to the handheld mobile devices and building up an incorporated mobile augmented reality (MAR) environment can furnish users in the AECO industries with the chance to effectively get to their augmented layers of data through common communication with their cell phones. MAR has been the subject of research for quite a long time in recent years, and it has evolved in complexity, not only in terms of software but also hardware. From HMDs to handheld mobile devices or glasses, the field of MAR is constantly changing as technology rapidly improves and makes AR more accessible to the consumer (Williams *et al.* 2014).

By connecting different information technologies, AR can be widely utilized in construction. Smartphone users can recognize the GPS information for the holder position by a certain key on the phone. The position information can be forwarded to 4D simulation server and real components can be viewed via AR. This procedure will ease the understanding of the advances statutes for the construction manager on time. The provided technique is predicted to provide ease in minimizing the construction and

design mistakes beforehand, as well as minimize the time required to choose an improved construction technique and structure units (Kim *et al.*, 2013).

The construction industry has started to embrace BIM, however, the usage of it through the project lifecycle is still limited to the design phase. AR, is a new and rising technology in the industry which is considered to fill the gap that BIM has for on-site use in the construction industry. BIM is used for the enhancement of the effectiveness of design coordination. However, in complex projects BIM is unable to consider the uncertainty related to the design modifications and rework that occurs during the construction. The utilization of an inbuilt context awareness and intelligence layer provides a system which can handle the integration between BIM and AR. Therefore, the data related to 'as-built and as-planned progress' and 'current and future progress' can be acquired and presented visually. Finally, BIM and AR use and their integration for AECO practices are still new and there are a few empirical research studies and data on these topics.

1.2 Problem Statement

BIM is quite widely used in the design phase as it is significantly less used by site workers in the construction phase which is still dominated by paper in the form of drawings (Bråthen & Moum, 2015). Berlo & Natrop (2015) stated *"In a BIM data collection much more information is available, but this information stays hidden for construction workers on site. With a raising complexity and fragmentation of experts on a construction site, most drawings don't seem to provide enough information, and are not specific enough for specialized tasks"*. Moreover, the practical engineers in construction site do not pay attention to those objects because they to think the graphic objects cannot be used in real construction site and they are just virtual objects. For this reason, augmented reality technology can be a useful tool for construction project. If project engineers use only VR object for virtual construction of bridge facility, they do not feel interested in those objects. However, if they use the AR objects merged with real image, they can have an interest because the image includes real construction status

(Kim *et al.*, 2013). According to Wang & Love, (2012), there was a lack of investigation and exploration of the real-time communication and combination of BIM to the site activity conditions and the integration of BIM with the site staff. Therefore, it is imagined that AR can fulfill the sight effectively by visualizing BIM onto the physical frame of each site task.

As mentioned in the first place, by all known project data; BIM+AR both can supply by all known project data an integrated computer based collections. BIM includes design data, management data, geometric and non-geometric data. The management data such as supplier information, material cost and properties along with schedule and organizational data. However, via AR, these data can be easily visualized, as it can guide and monitor site workers over the construction of actual buildings. Additionally, it enhances the quality of the work. Certain designs might be more adequately grasped by enlisting virtual models including objects in the real scene. Consequently, particularly in case of complex designs in compelled spaces, it can be uncomplicated to build quickly and accurately as planned. (Wang & Love, 2012).

BIM is a tool with great potential for achieving sustainable design but currently this potential is still underused. One of the main reasons for this is the lack of interoperability (Nisbet & Dinesen, 2010). BIM's potential for sustainability could be enhanced by creating synergies with other existing tools such as Life Cycle Assessment (LCA) (Diaz & Anton, 2014).

In data transferring and editing area, during the duplication of the data or registering new data within construction phase, it is crucial to eliminate the need of reentering the same data. The utilization of BIM helps to prevent useless waste of resources and time affected by wasteful data management. It has been estimated that at present, similar information might be entered up to seven times in the construction industry, (Sjogren, 2011). BIM has the ability to improve the quality and accuracy of financial estimations, which was resulting in mistakes, regardless of the competence and diligence of everyone involved (Smith & Tardif, 2009).

All planning and design activities work with data on behalf of physical assets. Architects, planners, and directors generally collaborate with the stakeholders through different data models, so their mental models are associated with this present reality through different Personal Computer (PC) applications and documents. The PC applications used to aid the different work activities, as well as the documents (soft copy or hard copy) that present the majority of the data from which participants build their mental models. This is the issue since site work requires working with data as well as changing physical assets to a built facility. Much time is squandered of the fact that designs or drawings are misjudged, or the data is being followed and built imprecisely. (Froese, 2010). There is evidently a need for a data linkage that can empower users to be undependable to data and guide users to a higher standard in order to link data with the physical assets in a more clear and effective way. (Wang & Love, 2012).

The greatest capacity of BIM is its nature of integration, among the building disciplines, and different stages of the building life-cycle as it relates to a sustainable world at the front end of a project during design, construction, and operation phases (Krygiel & Nies, 2008). The incorporation of sustainable design strategies and BIM technologies have the power to change the traditional design practices and to produce a high-performing building efficiently (Azhar *et al.*, 2010). BIM has a numerous softwares which are capable to analyze in detail several environmental sustainable categories such as; sustainable site development; embodied energy and thermal analysis; optimum orientation of the building analysis; energy consumption, savings and cost analysis; water harvesting and consumption analysis; indoor air quality analysis; natural ventilation analysis; and indoor day lightening analysis. Those features in softwares that BIM provided can trigger the whole construction industry as the existing facilities and buildings work towards a sustainable globe.

Finally, without a doubt there is a lack of research which has been done in adoption of BIM and AR through the whole life-cycle of a project. However, adopting a new method such as using 3D laser scanners to scan a building or a facility interiorly and exteriorly need to be examined, studied, evaluated and to discover up to what extent it can be beneficial to the construction industry under this experimental study. Additionally, proposing a conceptual workflow to ease the adoption of BIM in real-

time, AR environment aiding the construction industry will be a contribution to the knowledge.

1.3 Aim and Objectives

This study aimed to develop a comprehensive integrated workflow “Scan - As-built BIM - AR” based on an extensive case study. In order to achieve the aim; therefore, three objectives formulated accordingly as follows;

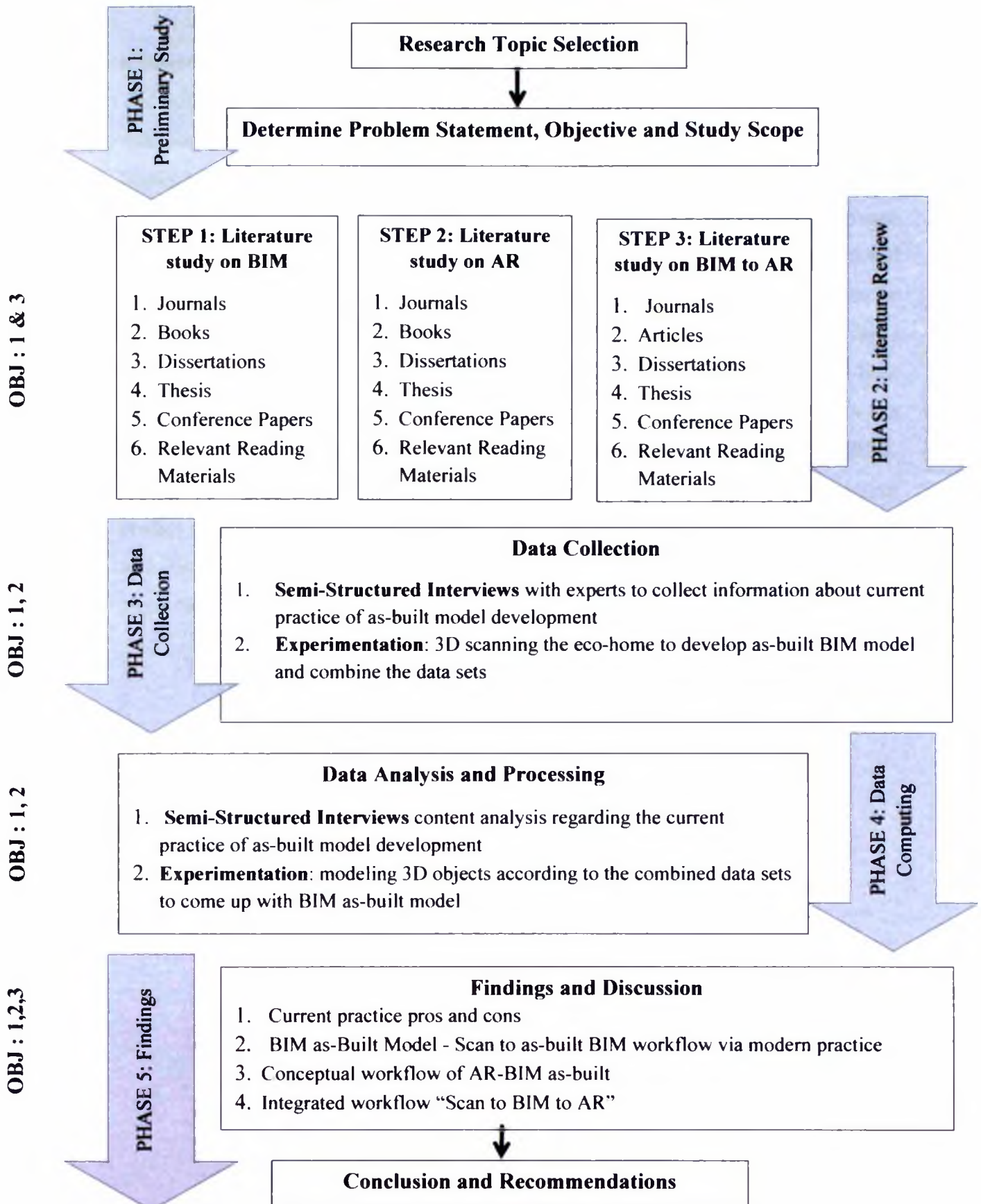
1. To investigate the current practice of as-built model development.
2. To examine the integration of BIM in as-built drawing development
3. To develop a conceptual workflow AR-BIM as-built

1.4 Scope of Study

This research is a case study focusing on developing a workflow starting from 3D laser scanning the Eco-home in UTM, ending with a BIM as-built model. Afterwards, it aims to develop a conceptual workflow to adopt the outcome as-built model into AR platform. However, it will be focusing on the adoptability, reliability, accuracy, compatibility and easiness in achieving the outcome of the developed workflows. Furthermore, it will discuss the practitioners’ usability of the workflow as well as the end-users’ usage of the outcome ideal sample.

1.5 Research Methodology

Figure 1.1: Flow Chart of Research Methodology



1.6 Significance of the Study

This thesis is going to be an applied research project, leading the author through a unique experiment considered new in Malaysia and most of the developing countries. The building which is going to be scanned and experimented is a unique Eco-home, and most probably this might be one of the first experiments over the world. Utilizing highly technological devices to benefit the Eco-home facility can aid to offer many opportunities for further research case studies. So, by utilizing 3D laser scanner to scan the building and come up with an as-built 3D model. Afterward, several practical and theoretical research studies can be conducted on the model supplied which can be modified, tested, set for environmental analysis or adopted in AR field. Two workflows are going to be integrated; the first is scanning the building and coming up with as-built 3D BIM model; the second is adopting that model in AR environment. This can be the most significant part in this research combining “scan-to-BIM” workflow with “BIM-to-AR” conceptual workflow, which is considered as one of the very first research studies conducted in this field. Scan-to-BIM-to-AR workflow is able to close the gap and contribute to the body of knowledge in this field. Therefore, this will give this research an added value to all similar research studies conducted in the relative fields.

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