



LA RESERVE II

Knokke-Heist

Construction of 88 luxury apartments and underground parking



Status

2017 - 2021



Services:

Industrial MEP, Structural



Sectors:

Residential: Residential buildings



Client:

NV Compagnie Het Zoute



Architect:

EL Architects



General

Real estate developer Compagnie Het Zoute has started construction of the prestigious project La Rive | La Réserve phase II. The 88 luxury apartments were designed with the renowned architect EL-Architects, Luc Declercq. Compagnie Het Zoute holds quality in high regard. The timeless architecture, the sustainable materials, the carefully landscaped inner garden, the energy management and the acoustics were all harmonized. La Rive enjoys an exceptional location, its spacious terraces overlook the tranquil Zegemeer or the Casino.

BM Engineering coordinates all construction aspects of the prestigious project La Rive. BM Engineering is responsible for the structural studies, special techniques, infrastructure works, EPB and acoustics.

To manage the large-scale project La Rive smoothly, an integrated approach is needed. The coordination of the main and subcontractors of all those disciplines is carried out in consultation with the architect in an integrated BIM model. Risks and solutions at an early stage are communicated to the developer Compagnie Het Zoute, who is thereby sufficiently informed to make the right choices. Based on the BIM model, construction plans were made that are exceptionally detailed – level of detail LOD 300, later refined to LOD 350. The executing contractor could then derive further execution plans, methodologies, progress reports and technical support from this virtual model of the building.

For the prestigious project La Rive, it was decided to go a step further. Since a very high level of finish is required, not only the implantation and the architecture, but also the energy management and the acoustics received special attention. In addition to the design of all building elements, the associated technical specifications and data are each time also integrated in an intelligent manner. When a particular detail is modified, all related aspects of the BIM model are immediately automatically recalculated. This way, not only can the developer get an accurate picture of the different options. All construction partners also immediately have access to the latest version of the plans, allowing them to reduce their own costs, facilitate coordination and work in a structured and optimized manner.

Construction partners:

- Developer: Compagnie Het Zoute
- Architect: E&L Architects
- Contractor closed shell construction: Antwerpse Bouwwerken
- Contractor HVAC & Sanitary: CT-O nv
- Contractor electricity: Elektro Pyfferoen bvba
- Engineering firm for structural stability, special techniques, infrastructure works, EPB, acoustics and BIM coordination: BM Engineering