



RESIDENTIE DE BROUWERY

Rumbeke

Project comprises 17 apartments and one commercial property with storage units and garages in the basement level.



Status

2019 - 2023



Services:

Building Services, Structural



Sectors:

Residential: Residential buildings



Client:

NV BOUW- EN
HOUTONDERNEMING
VERSTRAETE



Architect:

BV bildet. architecten



BIM Takes the Lead

BIM is central to this design process. Thanks to a thorough preparation phase, all studies can be processed into one BIM model. As a result, all aspects – architecture, acoustics, EPB, stability and any technical services – are coordinated with each other. Design errors that would otherwise surface on the construction site are detected and resolved in advance thanks to BIM. One of the first tasks in the BIM process is drawing up an article list. This forms the basis for the modeling work and the final bill of quantities. If desired, extras that influence the price – for example formwork surfaces – can also be extracted from the model. Each element is uniquely coded, classified and numbered. Custom 2D or 3D plans can be drawn up to make the calculation process easier. Finishing elements are also communicated per room/dwelling, which in turn can be interesting for sales purposes. The BIM coordinator plays an important role throughout the entire process. The range of tasks includes, among other things, reviewing details, clarifying contradictions, collecting data, aligning the planning and ensuring internal coordination.

From Bill of Quantities to 4D Planning

A great deal of information can thus be distilled from the BIM model. In the near future, we will be able to directly link calculation software, so that the property developer/contractor can quickly and efficiently make detailed cost calculations – or estimates in an earlier phase. Sales plans can also be extracted directly from our Revit model. This can be in 2D or even 3D. Because we work with realistic materials, we can also use this model for virtual reality. This way, our client – or potential buyers – can already walk around in their building before it is built. Once the project goes into execution, the stability department can add reinforcement to the BIM model. The contractor can also potentially continue working with our 3D model. Here we think of, among other things, work preparation, execution plans such as calcium silicate wall producers, hollow core slabs, architectural concrete, etc., and 4D planning.

