

Input

- Select typical building materials and FF&E (furniture fixture and equipments)
- Client/owner review & approval design development phase
- Detailed review of methods and materials

Output

- Develop typical details and coordinate in model
- Preliminary conflict reduced in 3D models

LOD 200 / 300 - Typical Geometry

- Develop scalable 3D model with all major systems and spaces coordinated
- Verify and finalize space plans, structural MEPFP, material selection and coordinate in model

Input

- Coordination of work by other consultants, site-engineers and designers
- Coordinate drawings and BIM models: Architectural, MEP-FP and Structural- final clash detection

Output

- 100% completion of construction drawings & 3D models
- Develop material quantities and schedules

LOD 300 - Precise Geometry

Input

Input

- Site location
- Site survey
- Borings
- Utility information

system requirements

Output

- Zoning- Municipal requirements
- Budget
- Space needs
- Special requirements

Output

- Design budget
- Construction budget
- Prelim schedule

LOD-100 - Conceptual

- Massing/Blocking plan
- Site level coordination
- Special req- branding/design review

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LOD 200 - Approximate Geometry

• Generate placeholder model

and orientation)

DESIGN DEVELOPMENT Engineerin

& space

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Not Initiated

CONSTRUCTION DOCUMENTS Architect, Engineering Consultants, Gatekeeper

Coordinate & re-coordinate design information among trades

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Construction Coordination Workflow

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- (Eg: building massing, quantity, locations,

PRE -DESIGN

- SCHEMATIC DESIGN

• Approve and review selected architectural,

• Review design concepts for compatibility

MEP, structural, and fire-protection systems

• Alternate review cost estimate of selected systems

• Prepare the basis of design

(drawings/plans/2D CAD)

• Verify space plan, missing inputs for program and MEP

Construction Coordination Workflow

• Complete, accurate and scalable

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As-built & Record models

- drawings
- Individual object level coordination of all systems

Input

- Bidding RFI sketches as requested construction
- Coordination of sketches with drawings
- Shop drawing and the Coordinated model

Output

MANAGEMENT

- Provide BIM model to subcontractors for Shop drawing development
- Coordinate and update model as per shop drawings
- Final clash detection with updated model as per shop drawing

LOD 350 / 400 - Fabrication Ready Model

• Provide fabrication and installation level of detailing into model

Available Services

- Building metrics •
- Leasing assistance •
- Building and equipment inventories •
- As-built and existing condition model •
- Furniture, Fixture and Equipment inventory
 - Future alteration or addition
 - Base plans •

Output

As required

LOD 500 - As-built

- The model element is a field verified representation •
- Graphically represented with detailing, fabrication, assembly, and installation information.
 - Final design coordination •

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