

BIM
BUILDING INFORMATION MODELLING



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SFRE operates every day constantly and continuously with the major operators in the Real Estate field. In particular, it carries out services related to the BIM methodology for Construction companies and international Real Estate Development and Asset Management companies. The BIM (Building Information Modeling) methodology allows the virtual reconstruction of the building, not to be considered only as a mere 3D geometric/graphic reproduction of the property, but as a model collector of data and information. The definition of the “Model Uses” therefore becomes a priority.

What SFRE offers, “BIM to Suit”, is the creation of a slim, efficient and effective BIM model with aims and objectives set by the Client. A valid model to support the design phase for which it is required and/or for the subsequent management and operation of the property, in the event of an As-Built, by the owners and renters.

Virtualization of the real object is achieved through the use of BIM objects in which they are enhanced directly a series of attributes (e.g. model, manufacturer, installer, fire resistance, ect.) and to which additional non-graphic information relating to the single element is connected. This activity is the result of the experience relating to the numerous buildings treated, which led SFRE, through a work of analysis and development, to hierarchize this information into categories and elements and to map through a WBS (Work Breakdown Structure) the technological structure of the properties treated, as well as assigning the main parameters that characterize the various objects. SFRE’s specialization in the field of logistics and light industrial has made it possible to implement and consolidate a methodology in the creation of As-Built BIM models of the building.

The models completed by the technical information assets relating to the elements actually installed (technical sheets, user and maintenance manuals, product conformity declarations) are accompanied by an ordinary scheduled maintenance manual repeatable for each type of property. The modeling activity therefore travels in parallel with an important technical collection service and reorganization of the documentation relating to the intervention project subject to the service.

SFRE offers solutions in order to obtain databases and document storage in the cloud, integrated with 3D viewers of the models made of easy and immediate navigation.

SFRE is able to offer its customers a 7-dimensional BIM: graphic and three-dimensional virtualization of the property (3D), simplification of construction time management and work scheduling (4D), efficiency of economic information management with calculations and assessments connected to the building (5D), optimization of the operational management of the work, from maintenance to the end of life (6D) and development of sustainable properties through advanced performance analysis (BMS) both in the development design phase and in real management of the building (7D).

