

Case Study

Higher Education

Owner

Public Community College

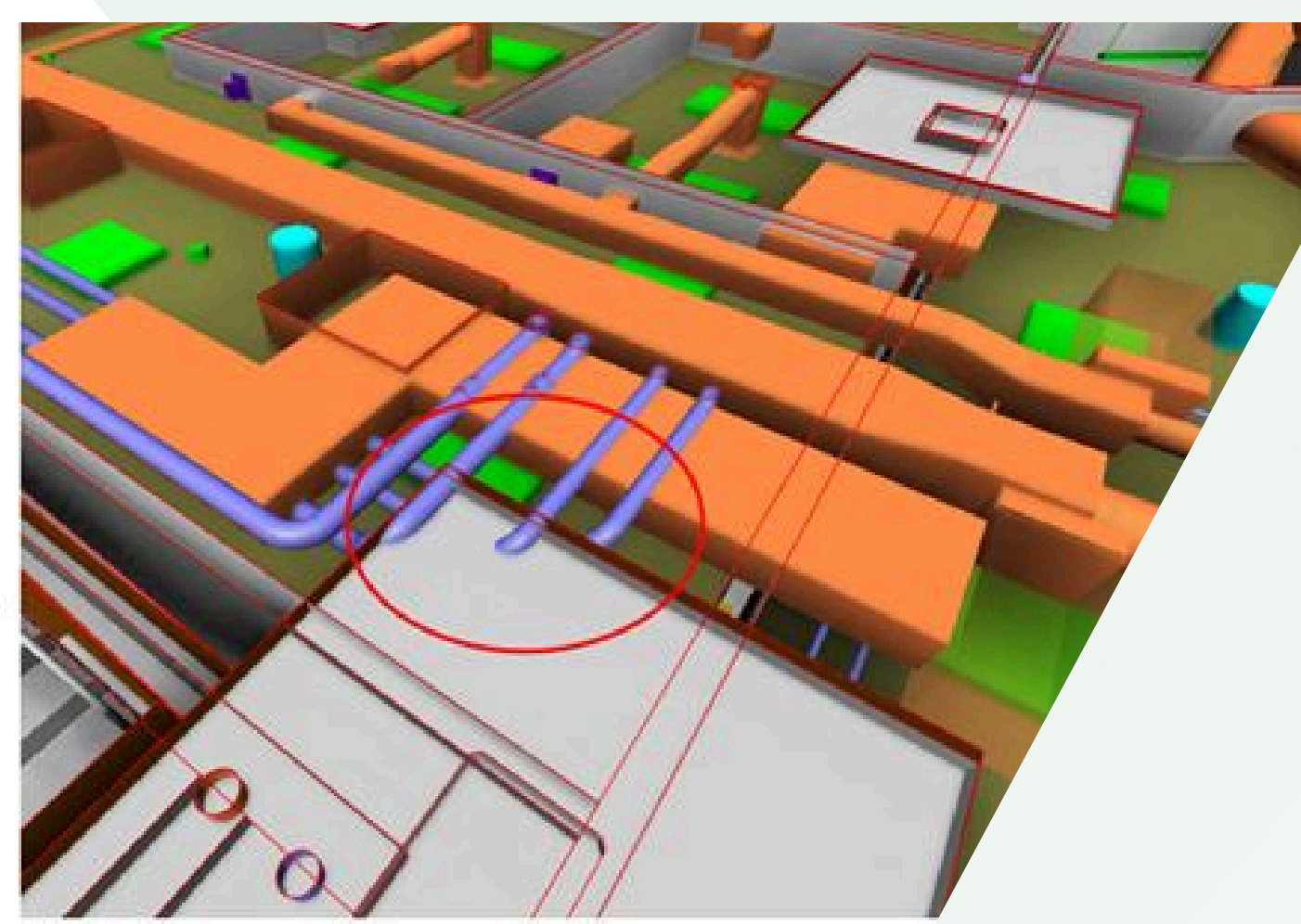
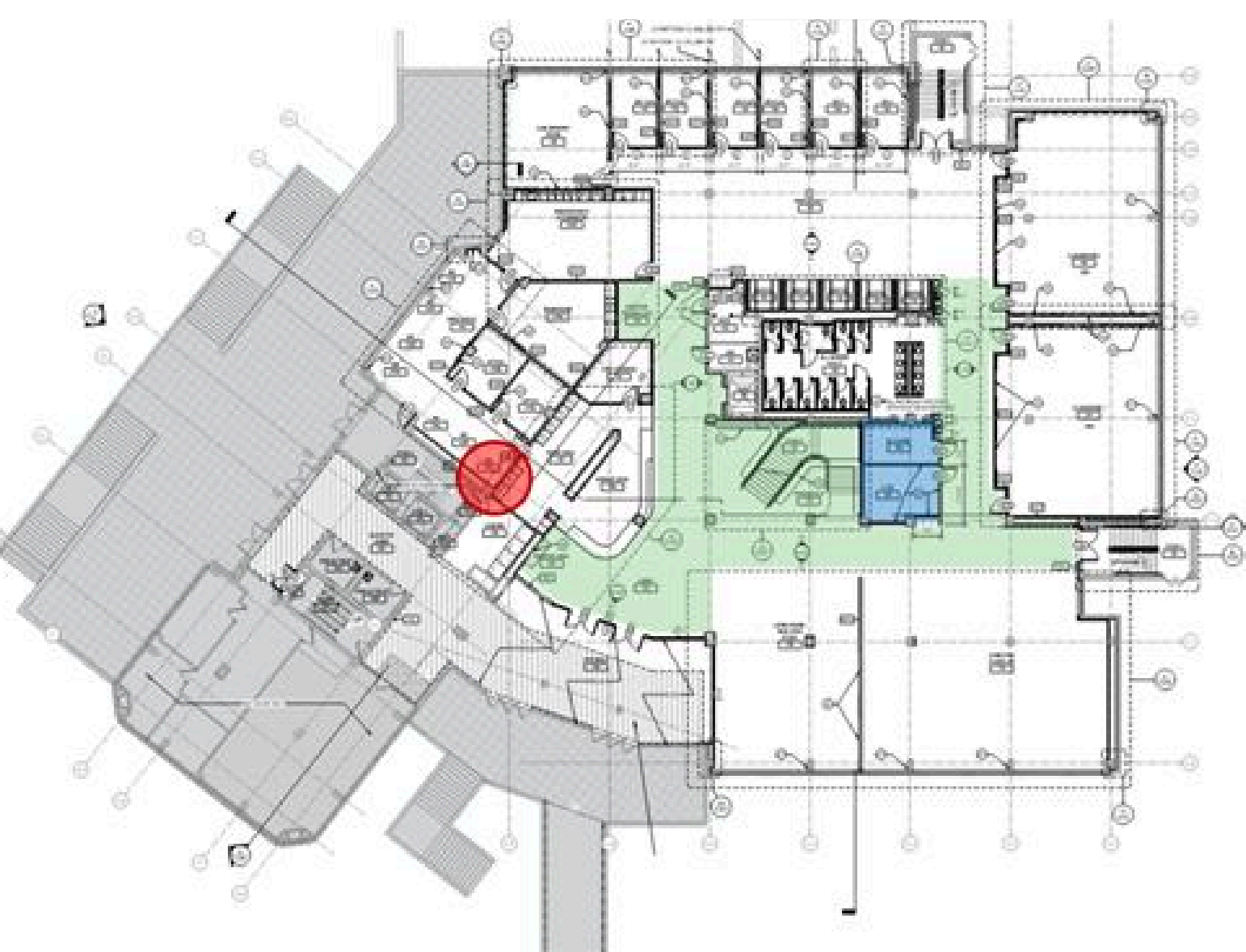
Location

MD, United States

Year

2025

A public Community College has initiated a project to transform a library on campus into a dynamic center for social and academic engagement within its community, for which the architects have been commissioned to design this renovation. The project involves a 7-story concrete frame structure with flat slabs and drop panels across the ground and six upper floors, with the renovation of levels 1, 2, and 3, aiming to deliver well-integrated connections between new and existing building components.



Clash Status:	Active
Item 1	MECH PIPE
Item 2	DROP PA'
Comments section	
Name / date	Comm'

Fractile developed a comprehensive BIM Execution Plan (BEP) at the start of the project outlining stakeholder roles & responsibilities, file protocols, and information exchange serving as a roadmap for the entire BIM process. Fractile performed the clash detection of the design models across four iterations (DD, 70% CD, 95% CD, 100% CD) during the design phase, sharing conflict reports with the design team for resolution. During construction, Fractile is utilizing trade models for weekly coordination meetings to resolve clashes, involving the design team as necessary, and generating composite drawings for MEPF subcontractor sign-off, with the option to provide As-Built models reflecting field changes for record-keeping and facilities management.

Fractile's involvement in this project was of great significance as both the owner and designer required guidance on the implementation of standardized BIM processes for the project's duration. Apart from developing/implementing the BIM execution plan and guiding the stakeholders during the design coordination process, Fractile also assisted the project teams in creating BIM documentation as per the industry best practices.

