

## WHAT IS BIM?

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Building information modeling is an intelligent model-based process that connects AEC professionals so they can design, build, and operate buildings and infrastructure more efficiently. BIM lets designers create digital 3D models that include data associated with physical and functional characteristics. The power of BIM is how it allows architects, engineers, and contractors to collaborate on coordinated models. This gives everyone better insight into how their work fits into the overall project, leading to greater work efficiency.

## WHAT ARE AS-BUILTS?

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Architects, contractors, homeowners and real estate firms use our [scan to BIM services](#) to create existing condition models known as “As-builts” for new construction and renovation projects. As-builts are drawings that reflect accurate on-site conditions, detailing key features such as walls, windows, doors, kitchen cabinets, bathroom fixtures, and more. They document what the existing conditions are and can be produced as a 2D drawing set or a 3D model showing size, shape, and location. With an as-built, you can decide on the level of detail you want to have for your property assets.

# WHY BIM AND AS-BUILTS MATTER

BIM and As-builts have changed how different disciplines interact with one another, facilitating the exchange of information and fostering collaboration. Project teams can use BIM and As-builts to coordinate planning, improve the design before construction through realistic visualizations, and ensure every stakeholder has insight into the project. The inherent capabilities and benefits to using BIM and As-builts are:

## COMMUNICATION

BIM/As-builts streamline the flow of information by

- Elevating the quality of design through collaboration
- Helping construction teams manage scheduling
- Facilitating visual communication

85%

Improvement  
to Scheduling

68%

Improvement to  
Communication<sup>1</sup>

## TIMELINESS

BIM/As-builts speeds up the design process by

- Cutting down on mistakes and reducing the number of iterations
- Boosting efficiency by reducing the amount of work needed
- Increasing productivity with emerging technology

50%

Reduction in  
Overall Time<sup>2</sup>

71%

More  
Productive

## EFFICIENCY

BIM/As-builts assist in the management of projects by

- Combining layers of information into a single model, improving workflow
- Reducing construction costs and errors while shortening the project duration
- Increasing coordination of construction documents and information

85%

Improvement  
to Efficiency

92%

Optimization  
in Design

## VALUE

BIM/As-builts increase return of investment by

- Improving the quality of project outcomes
- Reducing waste, risk, and costs associated with delays and redesigns
- Reducing price fluctuations and overall time invested

72%

Improvement  
to Cost  
Predictability

98%

Improvement in  
Knowledge of  
Future Operations &  
Maintenance

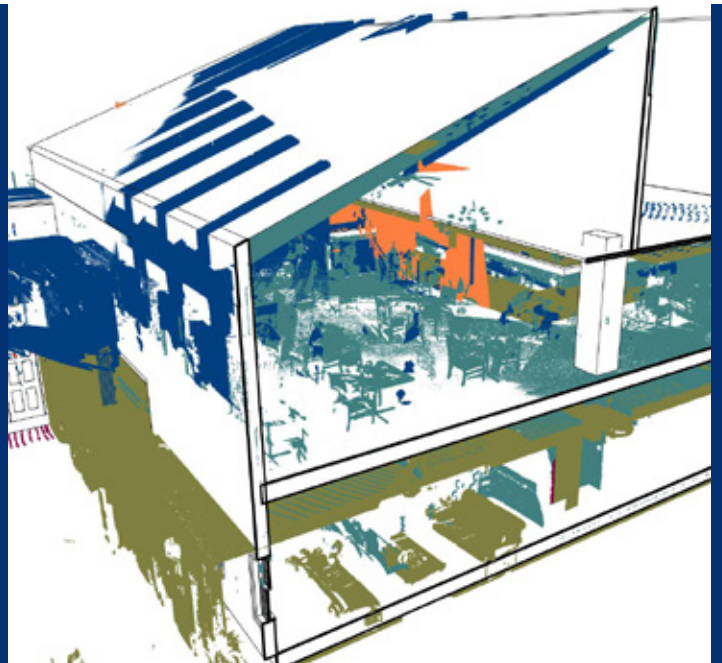
# THROUGH THE USE OF BIM AND AS-BUILTS CORTLAND DESIGN CAN:

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Facilitate seamless integration across all stages of production — construction, design, development, and investment. See the project three-dimensionally, by assessing our equipment and warranty needs, and track costs and budget. Shorten turnaround time and speed up approval processes, often cutting the projection time in half. BIM represents an improvement in the way buildings are designed and can benefit the owner over the project's lifetime.

“Design technology is part of the AEC industry solution. It nurtures communication and develops collaboration with all disciplines that are involved within a lifecycle of a project. It helps eliminate the silos and false starts that we have all seen happen and provides a linear path from start to end of a project.”

— *Admir, Varajic, Director of BIM, Cortland Design*



# OUR AS-BUILT PROCESS



The team at Cortland Design uses a vetted approach when producing as-builts in order to maintain the highest level of accuracy.

## SCANNING

Our team of trained professionals scans your project onsite, gathering essential data to map out your space.



## WEBSHARE

Once the scans have been cleaned, you can access them via webshare throughout the construction process.



## POINT CLOUDS

After LIDAR scanning is complete, you'll be able to use point clouds as a background for design reference.

## REVIT MODELS

We'll also use the scanned data to create a true as-built of your existing property in a 3D Revit model made to your specifications.



## FLOOR PLANS & ELEVATIONS

If you need it, our scanning provides accurate floor plans and elevations from the existing structure for AutoCAD.

## ABOUT CORTLAND DESIGN

Cortland Design is a fully integrated interior design and architecture firm that specializes in multifamily renovations, new construction, commercial, hospitality and residential projects.

Need Detailed As-Built Drawings of Your Existing Property? [Request A Quote Today.](#)

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