



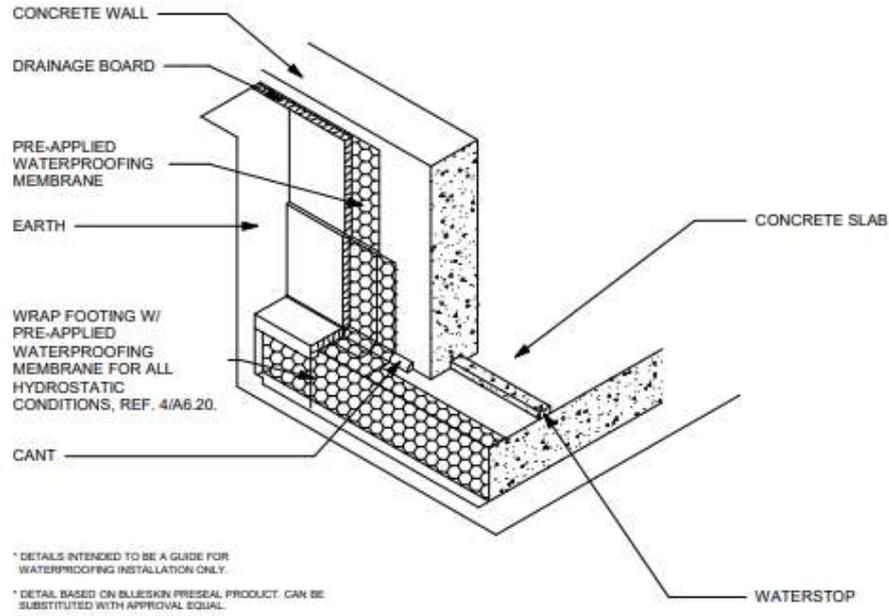
# LOD 300 – ASI & MEP Services for a Warehouse Building

(Architectural, Structural & MEPF Modeling, BIM & VDC Coordination Services)

CASE STUDY



TECHTURE



**Client** : Owner

**Team Size** : 6 No.s (BIM Engineers, BIM Coordinators & BIM manager)

**Disciplines** : Architecture, Structure & MEPF

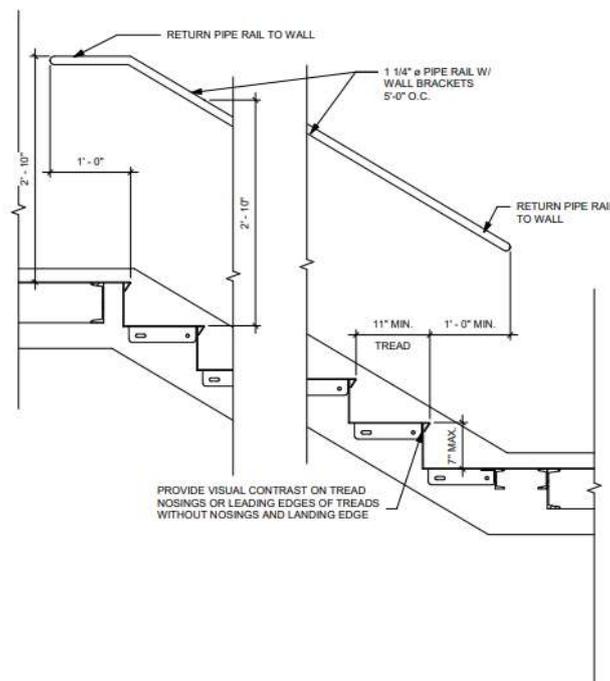
**Duration** : 2 Months

**Scale** : 142,000 Sq. Ft.

**Software** : Autodesk Revit & Naviswork

**Type** : Warehouse Building

**Location** : Austin, Texas



## Project Overview

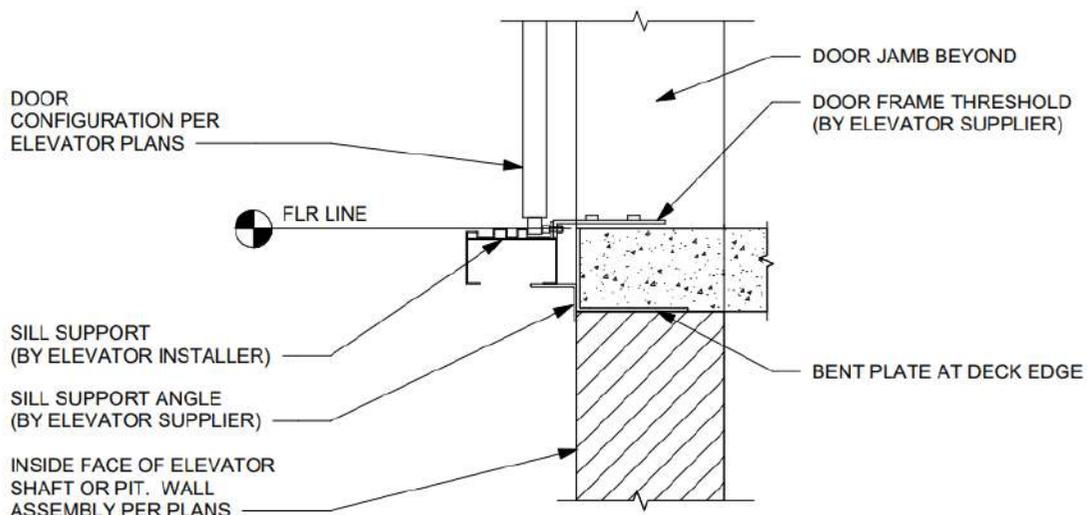
Techture is delivering a coordinated BIM solution for a 142,000 sq. ft. Self-Storage Public Facility using Autodesk Revit and Navisworks. The project involves developing discipline-specific BIM models for Architecture, Structure, and MEPF from scratch, aligned to the Design Development (DD) stage. As designs mature, the models are updated and refined to support clash-free coordination and final Construction Documentation (CD). The integrated modeling workflow ensures alignment across building systems, design intent, and constructability requirements. This process reduces coordination conflicts, improves documentation accuracy, and accelerates decision-making for the client and project stakeholders.

## Scope & Deliverables

- ❏ Development of LOD 300 BIM models for Architecture, Structure, Mechanical, Electrical & Plumbing
- ❏ Modeling from client-provided inputs and design intent up to DD level
- ❏ Multi-disciplinary coordination using Navisworks
- ❏ Iterative model updates through DD to CD progression
- ❏ Generation of CD-stage drawings for all project disciplines

## Challenges

- ❏ Modeling a large-scale 142,000 sq. ft. facility with multiple storage units and technical areas
- ❏ Aligning Architectural, Structural & MEPF systems during evolving design phases
- ❏ Maintaining coordination integrity across multiple revisions and disciplines
- ❏ Managing data consistency as inputs transition from DD to CD



# Techture Approach

- 📦 Structured modeling workflow across Architecture, Structure & MEPF
- 📦 Early federated model review to eliminate spatial and system conflicts
- 📦 Iterative coordination sessions to track issues and resolve clashes
- 📦 Progressive detail enhancement from concept → DD → CD
- 📦 Continuous communication loop with client and design teams

## Benefits

- 📦 Single coordinated BIM model reduces design conflicts during construction
- 📦 Improved document clarity and accuracy for bidding and execution
- 📦 Reduced RFI volume through early clash detection and resolved coordination
- 📦 Better construction planning and sequencing through model-based insights
- 📦 Scalable workflow for future scope additions or tenant requirements

