S.O.IMC

INFORMATION MANAGEMENT & DIGITAL DELIVERY

Controlling Information.
Delivering Decisions.

Company Profile

Information Management | Digital Delivery | Project Management | Model Development | BIM for FM

About S.O.IMC

S.O.IMC is a specialized Information Management and Digital Delivery consultancy established to support owners, consultants, contractors, and project organizations in managing complex project information with greater clarity, control, and confidence.

The company operates as a professional consulting practice founded on the knowledge, methodologies, and international professional network developed through the Global Institute of BIM Accreditation (GIBA), USA. This relationship provides S.O.IMC with access to the best international practices, professional expertise, industry knowledge, and emerging trends in information management, BIM governance, and digital project delivery.

S.O.IMC focuses on structuring the information environment around capital projects, ensuring that requirements, BIM models, data exchanges, review workflows, issue ownership, approvals, and handover outputs are managed through a governed and auditable digital delivery process.

By combining Information Management, BIM Governance, Digital Delivery Leadership, Asset Information Management, and AI-enabled project delivery approaches, S.O.IMC helps organizations improve project control, reduce information-related risks, enhance collaboration, and make better decisions based on trusted project data.

With experience of healthcare, banking, aviation, mixed-use developments, residential communities, and digital project intelligence platforms, S.O.IMC delivers practical solutions that bridge the gap between technical BIM implementation and executive-level project governance.

At S.O.IMC, we view information as a strategic project asset that drives performance, supports decision-making, and creates long-term value throughout the asset lifecycle.

EXECUTIVE SUMMARY

S.O.IMC provides Information Project Management consulting and digital delivery services for complex projects where information quality, coordination, and controlled exchange are essential. The company's approach is based on clear information requirements, disciplined project execution planning, coordinated model production, issue-based review, and structured handover outputs.

Healthcare

and medical complexes



Banking

Headquarters and high-rise towers



Aviation

Corporate headquarters



Urban Development

Large-scale mixed-use programs



WHAT S.O.IMC DELIVERS

Information Management Strategy

- ISO 19650 Implementation Roadmaps

2. Digital Delivery Leadership

- Digital Delivery Strategies
- Project Digital Transformation Programs
- BIM & Information Management Governance
- Digital Project Controls Integration

3. Common Data Environment (CDE)

- CDE Strategy and Deployment
- Information Workflows and Approval Processes
- Project Information Lifecycle Management

4. BIM & Information Management Consultancy

- BIM Execution Planning (BEP)
- Information Delivery Planning (MIDP/TIDP)
- BIM Management and Coordination
- Model-Based Quality Assurance

5. AI-Enabled Project Delivery

- AI Readiness Assessments
- AI Use Cases for Construction Projects
- Project Intelligence Dashboards
- AI-Powered Reporting and Insights
- Digital Innovation Advisory

8. Capability Development

- Executive BIM & Digital Leadership Programs
- ISO 19650 Professional Training
- Information Management Workshops
- Organizational Capability Assessments

CLIENT VALUE

Information Management Beyond BIM Models

At **S.O.IMC**, we believe that successful projects are driven by information, not models alone. While BIM models are important digital assets, their true value is realized only when the surrounding information environment is effectively governed, managed, and controlled.

S.O.IMC delivers integrated Information Management solutions that ensure project requirements, information exchanges, model maturity, data quality, issue resolution, approvals, and digital deliverables are managed within a structured and auditable framework throughout the project lifecycle.

Through this approach, we help clients achieve:

- Clear alignment between project objectives, information requirements, and digital deliverables.
- Reduced ambiguity and improved collaboration across design, construction, and operational stakeholders.
- Enhanced confidence in model-based quantities, asset information, space data, and project reporting.
- Improved decision-making through accurate, timely, and reliable project information.
- Stronger governance of information throughout design, construction, handover, and operations.

Our focus is not only on creating digital models, but on establishing a trusted information ecosystem that supports better project outcomes and long-term asset value.

Capability	Application	Business Outcome
Information Management	OIR, AIR, EIR, governance frameworks, information standards	Clear information requirements and reduce project uncertainty
Digital Delivery Governance	BEP, MIDP, TIDP, CDE workflows, assurance processes	Controlled delivery and improved compliance
BIM & Coordination	Federated models, issue management, design coordination	Reduced rework and enhanced collaboration
Asset Information Management	AIM, asset data validation, digital handover	Improved operational readiness and asset value
Project Intelligence	Dashboards, reporting automation, data analytics	Faster and better-informed decisions
AI-Enabled Delivery	AI-assisted reporting, quality reviews, project insights	Increased efficiency and improved project visibility

BIM CONSULTING SERVICES

Service Line	Professional Scope	Typical Deliverables
BIM Strategy and Implementation	Define project BIM objectives, stakeholders, information needs, delivery standards, and model-use cases from early project stages.	EIR, BIM roadmap, model-use matrix, delivery strategy
Model Development	Create or supervise discipline models according to LOD requirements, project standards, drawing needs, and coordination objectives.	Architectural, structural, MEP, and data-rich model content
BIM Coordination	Federate models, run clash detection, facilitate issue resolution, and document coordination status for project stakeholders.	Federated model, clash reports, issue logs, coordination dashboards
BIM for Facilities Management	Define AIR and deliver AIM-ready model data for operations, maintenance, space management, and lifecycle planning.	AIR, AIM, asset registers, space data, COBie-style information
CDE and Document Control	Set up information exchange workflows, review status, naming rules, transmittals, and approvals inside the Common Data Environment.	CDE configuration, workflow maps, information approval records
QA/QC and Model Audit	Check model health, data completeness, coordinates, naming, classification, compliance, and submission readiness.	Audit reports, validation sheets, compliance registers
Dashboards and Data Visualizations	Develop templates, dashboards and I-Hubs for corporates	Reports, Dashboards, templates, I-Hubs

DIGITAL DELIVERY METHODOLOGY

01. Define:
Confirm client objectives, project information requirements, BIM uses, responsibilities, exchange formats, and acceptance criteria.

02. Plan:
Prepare BIM Execution Plan, CDE procedures, model breakdown, naming conventions, quality checks, and delivery schedule.

03. Produce:
Develop discipline models, families, data fields, documentation views, schedules, and reports in line with agreed requirements.

04. Coordinate:
Federate models, run clash and clearance checks, manage coordination meetings, assign issues, and monitor resolution.

05. Validate:
Audit geometry, data, coordinates, classification, file health, and deliverable readiness before milestone submission.

06. Handover:
Package approved models, asset data, registers, reports, and record information for construction or FM use.

Governance Controls

Control Point	Purpose	Evidence Produced
Information Requirements	Translate client and project needs into measurable BIM obligations.	EIR/AIR notes, model-use matrix, acceptance requirements
CDE Workflow	Control model, drawing, report, and register exchange through defined status codes and approvals.	Transmittals, review status, comments, approval records
Model Coordination	Resolve discipline interfaces using federated model review rather than fragmented file exchange.	Clash reports, coordination meeting notes, issue logs
Quality Validation	Protect the client from unreliable geometry, missing data, and inconsistent classification.	Model audit checklist, validation report, close-out tracker
Handover Readiness	Ensure information is usable after design/construction delivery.	Model package, asset register, data export, handover index

TECHNOLOGY AND SOFTWARE CAPABILITY

S.O.IMC uses technology as a delivery control system: tools are selected to create, coordinate, validate, exchange, and report project information. The technology stack can be configured by project requirements, client standards, and consultant or contractor workflows.

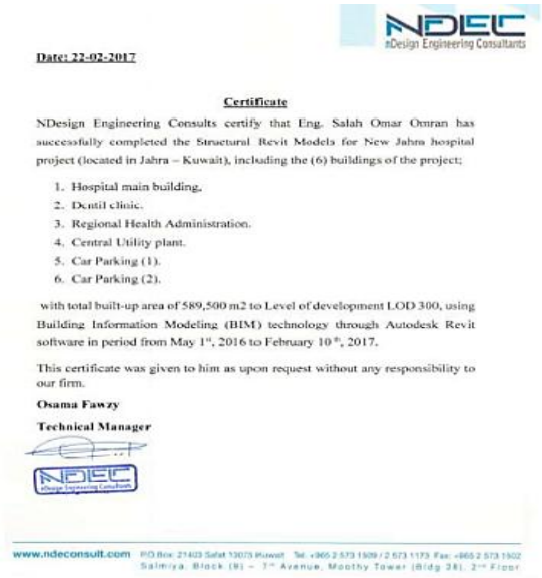
Revit	**Navisworks**	**Autodesk Construction Cloud (ACC/Forma)**	**BIM 360**	**AutoCAD**	**Civil 3D**
Dynamo	**Solibri**	**Synchro 4D**	**Primavera P6**	**IFC/OpenBIM**	**COBie**
Excel	**Power BI**	**Recap**	**Point Cloud**	**PDF Markups**	**Model Checkers**

Capability Area	Typical Tools	Professional Use
Model Authoring	Revit, Civil 3D, AutoCAD	Discipline model development, drawing support, model schedules, and coordinated views.
Coordination and Clash Detection	Navisworks, Solibri, ACC Model Coordination	Federated model review, clash tests, issue assignment, and coordination reporting.
CDE and Collaboration	Autodesk Construction Cloud, BIM 360, structured folders and workflows	Controlled exchange, review status, transmittals, comments, approval paths, and audit trail.
QA/QC	Dynamo, rule-based checks, templates, Excel validation	Model checks, parameter updates, family audits, and productivity improvements.
4D / Planning Interface	Synchro 4D, Primavera P6, MS Project	Construction sequence review, activity-model linkage, and visual planning support where required.
Interoperability and Handover	IFC, COBie-style outputs, asset registers, Excel/Power BI	Data exchange, asset management support, dashboards, and operation-oriented information outputs.

Selected Projects Experience

AL-JAHRA HOSPITAL - KUWAIT





Date: 22-02-2017

Certificate

NDesign Engineering Consults certify that Eng. Salah Omar Omran has successfully completed the Structural Revit Models for New Jahra hospital project (located in Jahra – Kuwait), including the (6) buildings of the project;

1. Hospital main building.
2. Dental clinic.
3. Regional Health Administration.
4. Central Utility plant.
5. Car Parking (1).
6. Car Parking (2).

with total built-up area of 589,500 m2 to Level of development LOD 300, using Building Information Modeling (BIM) technology through Autodesk Revit software in period from May 1st, 2016 to February 10th, 2017.

This certificate was given to him as upon request without any responsibility to our firm.

Osama Fawzy

Technical Manager

www.ndeconsult.com

"New Jahra Hospital is a large-scale medical campus west of Kuwait City. The project includes the Main Hospital Building, Dental Clinic, Regional Health Administration Building, Central Utility Plant, and two car park buildings. The digital delivery requirement focused on disciplined model development at LOD 300 to support design coordination and construction understanding across a highly serviced healthcare environment"

PROJECT FACTS	
Client Al-Diwan Al-Amiri	**Consultant** PACE and PGAL Architects
Sector Healthcare	**Scale** 1,171-bed medical complex
LOD LOD 300 model development	**Location** Al Jahra, Kuwait

Technology Stack

Revit	Navisworks	A360	AutoCAD	Dynamo	IFC

Client Value Focus

- Improved visibility of critical clinical, plant, and circulation interfaces.
- Reduced design ambiguity in complex multidisciplinary areas.
- Clearer model-based communication between client, consultant, and delivery teams.
- Better preparation for coordinated documentation and downstream construction packages.

Role: BIM Model Development & Digital Coordination Support



Project Snapshot:

Challenge

The project involved a highly complex healthcare environment with extensive MEP and medical systems, clinical spaces, utility infrastructure, and multiple design stakeholders. Maintaining coordination across disciplines while ensuring model reliability and consistency presented a significant delivery challenge.

Solution

S.O.IMC (appointed by NDEC) implemented a structured BIM delivery approach based on disciplined model development, federated coordination workflows, model audits, and information validation processes. Models were developed and managed in accordance with agreed LOD requirements to support multidisciplinary coordination and project review activities.

Outcomes

- Improved visibility of critical interfaces between clinical, architectural, structural, and building service systems.
- Reduced design ambiguity across multidisciplinary teams.
- Enhanced model reliability through structured quality reviews.
- Supported coordinated documentation and construction readiness.
- Improved stakeholder communication through BIM model-based decision support

INFECTIOUS DISEASES HOSPITAL - KUWAIT



"The Infectious Diseases Hospital is a specialized healthcare facility requiring accurate, validated, and information-rich BIM deliverables. The model development scope from LOD300 till LOD 500 placed emphasis on reliable representation of final facility conditions, coordinated building systems, and information that supports healthcare asset operation and maintenance"

PROJECT FACTS	
Client Ministry of Health – Contractor	**Consultant** Dar Al Handasa - Kuwait
Sector Specialized Healthcare	**Scale** 600 beds / approx. 61,090 m2
LOD LOD 300 to LOD 500 / Shop drawing and as-built model generation	**Purpose** technical support for contractor, Treatment and management of infectious diseases for all disciplines

Technology Stack

Revit	Navisworks	ACC/CDE	AutoCAD	Dynamo	IFC

Client Value Focus

- Provide shop drawing and as-built drawing and models for the contractor
- Quantity survey for contractor side
- Supports safe and reliable operation of a specialized medical facility.
- Improves asset traceability for maintenance and lifecycle planning.
- Provides structured information for facilities management teams.
- Reduces reliance on fragmented drawings and unstructured record documents.

Role: BIM Validation, Shop Drawing Development, As-Built Information Modeling

Project Snapshot:

Challenge

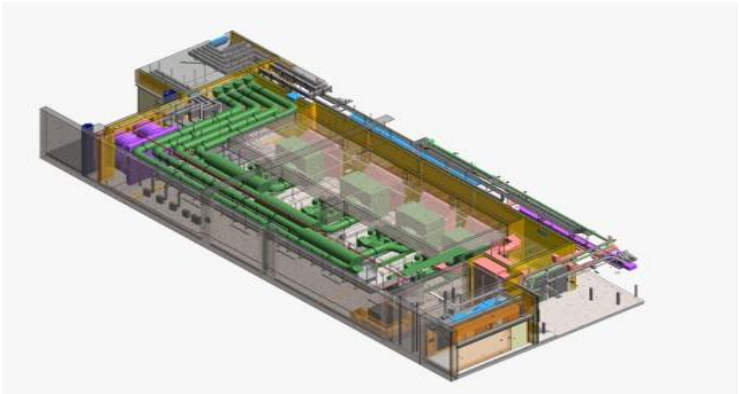
- The project required the transformation of design information into coordinated shop drawings and validated as-built models suitable for construction, handover, and long-term facility operations. Maintaining information accuracy across multiple disciplines and delivery stages was critical. Demolition of the existing Infectious Disease Hospital
- The project requires reuse of the existing Administration Building
- And model the connecting bridge to the existing Administration Building

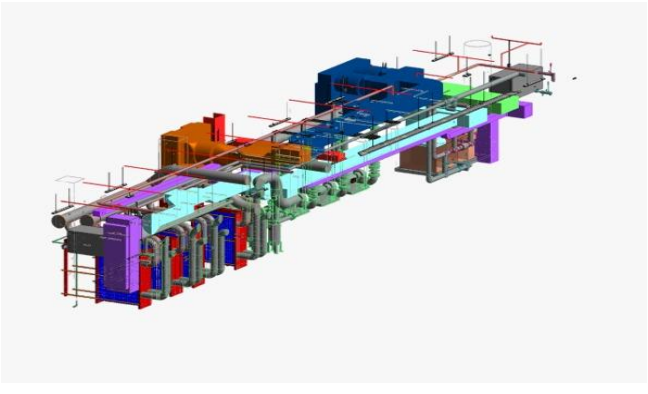
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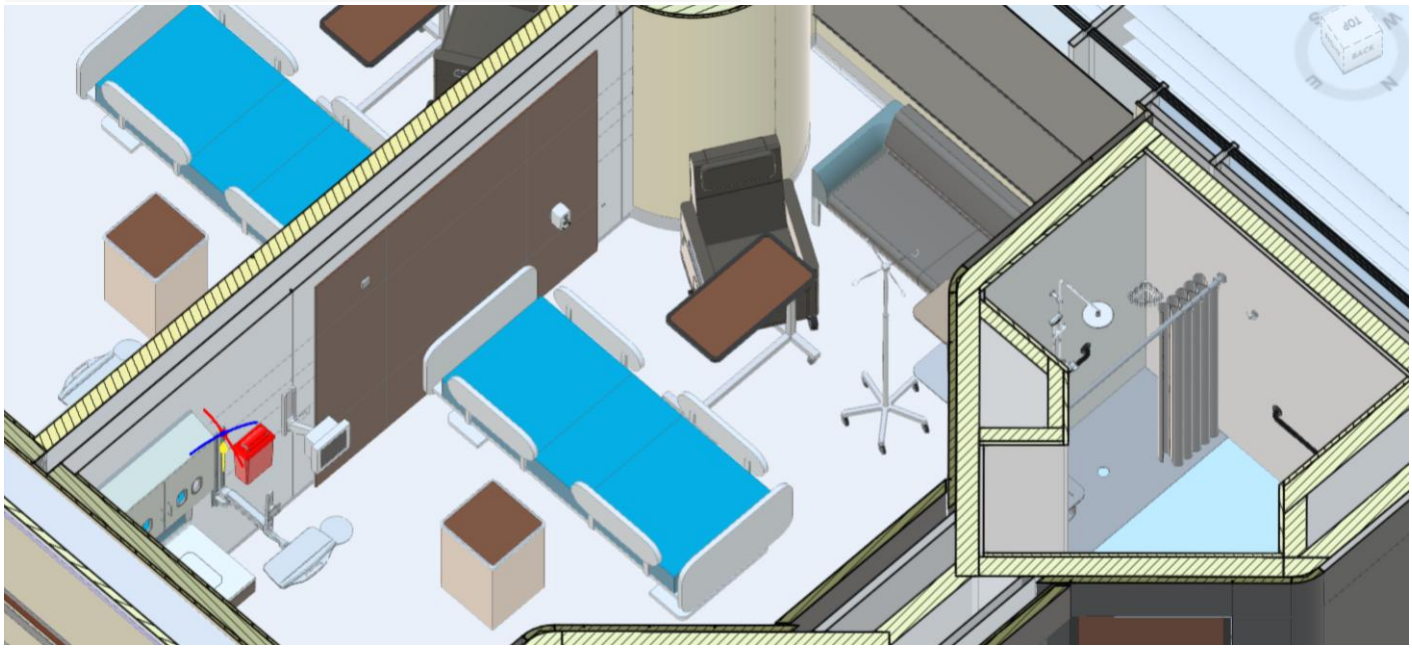
S.O.IMC (appointed by Projacs International) established a comprehensive validation and model development process covering consultant model reviews, LOD 400 shop drawing models, LOD 500 as-built models, asset information verification, and handover readiness assessments.

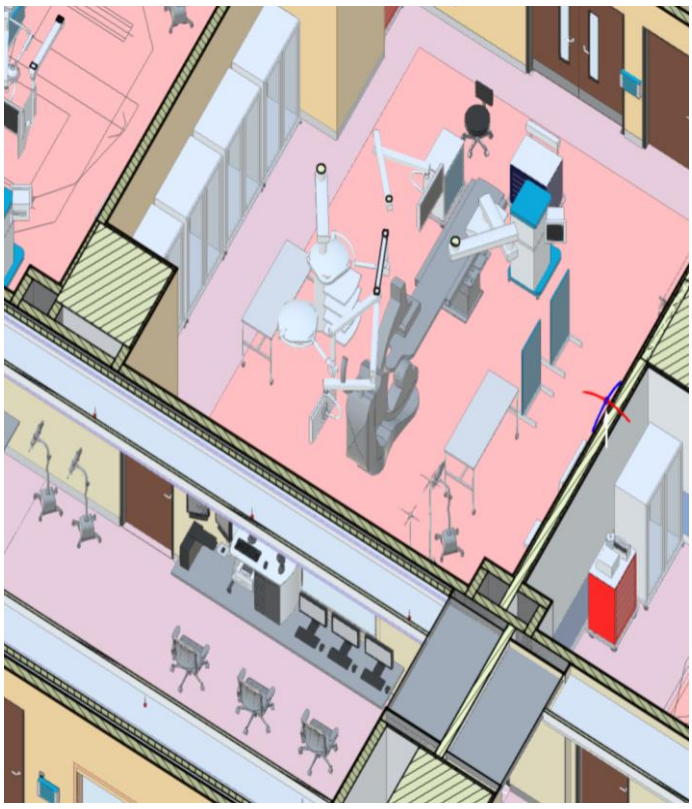
Outcomes

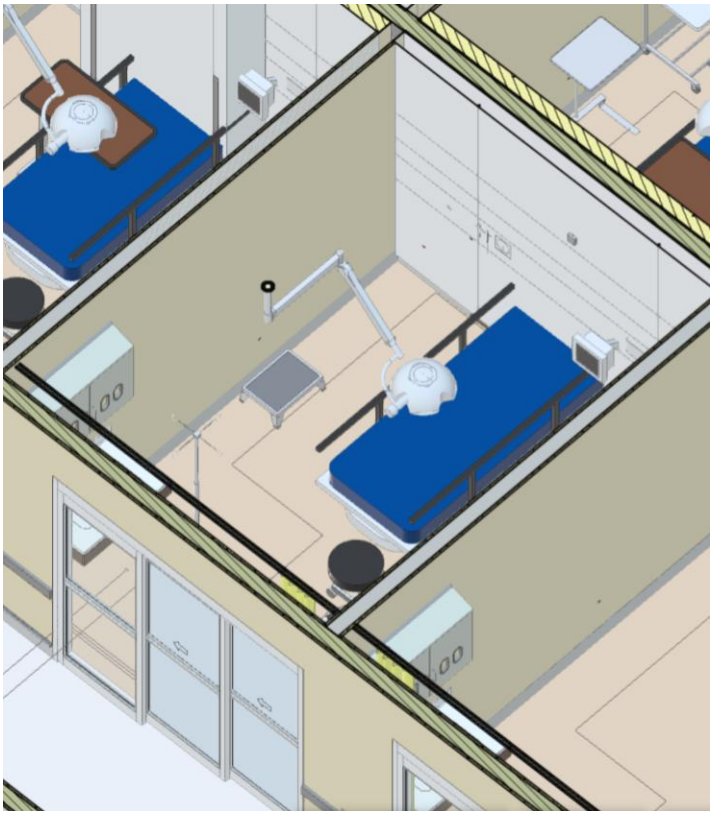
- Delivered validated BIM models supporting construction and final handover.
- Improved information traceability for operational and maintenance teams.
- Enhanced quality and completeness of asset-related information.
- Reduced dependence on fragmented record drawings and manual documentation.
- Supported facilities management readiness through structured digital asset information.

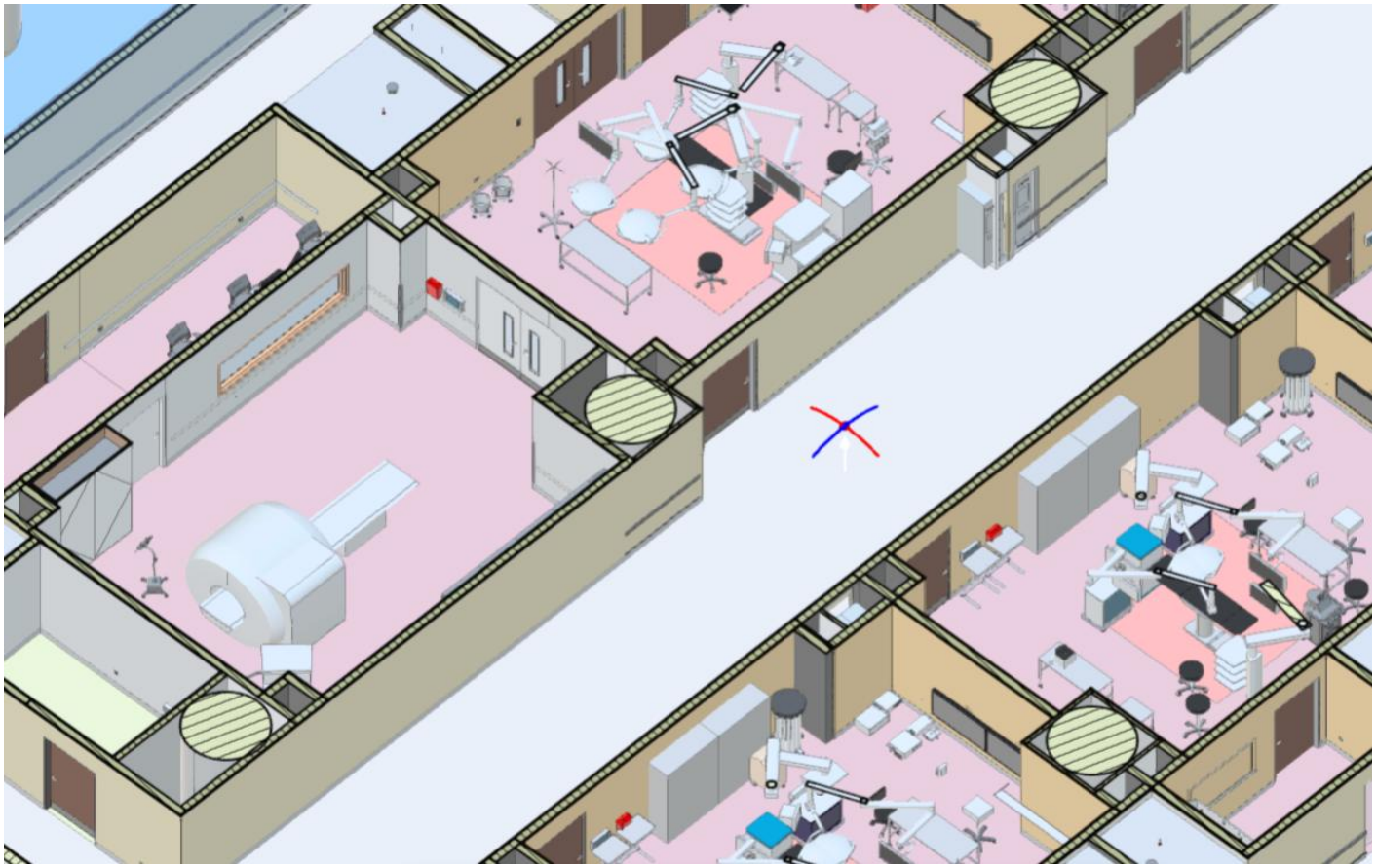














NATIONAL BANK OF KUWAIT (NBK) HEADQUARTER – KUWAIT



"The National Bank of Kuwait headquarters is a landmark 300- meter tower forming a distinctive element of Kuwait City's financial district. The BIM for Facilities Management scope centered on defining Asset Information Requirements and delivering a validated Asset Information Model capable of supporting operations, maintenance, space management, and lifecycle planning"

PROJECT FACTS

Client National Bank of Kuwait	**Consultant** Foster + Partners
Sector Financial headquarters	**Scale** Approx. 300m high-rise tower
Scope AIR definition + BIM for FM	**Location** Sharq financial district, Kuwait

Technology Stack

Revit	Navisworks	ACC/CDE	AutoCAD	Dynamo	IFC

Client Value Focus

- Transforms BIM from design representation into operational information.
- Improves asset visibility for maintenance planning and facility control.
- Provides a controlled information bridge from project delivery to FM.
- Supports long-term data governance for a landmark corporate headquarters.

Role: Asset Information Requirements (AIR) & BIM for Facilities Management

Project Snapshot:

Challenge

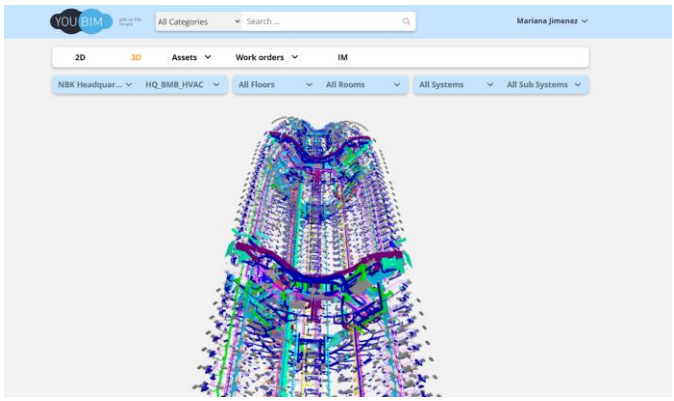
The client required a structured transition from design and construction information into operationally useful asset information capable of supporting facilities management, maintenance planning, and long-term asset lifecycle management.

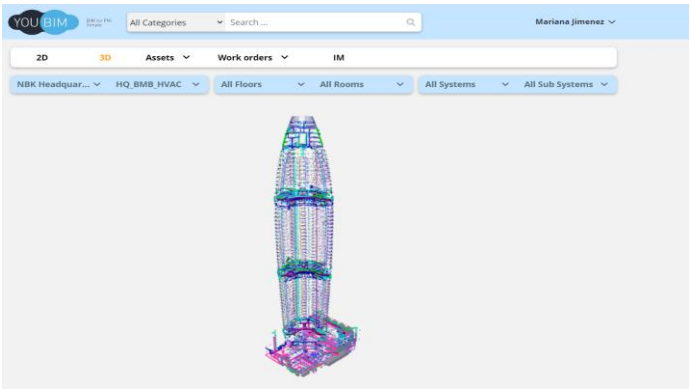
Solution

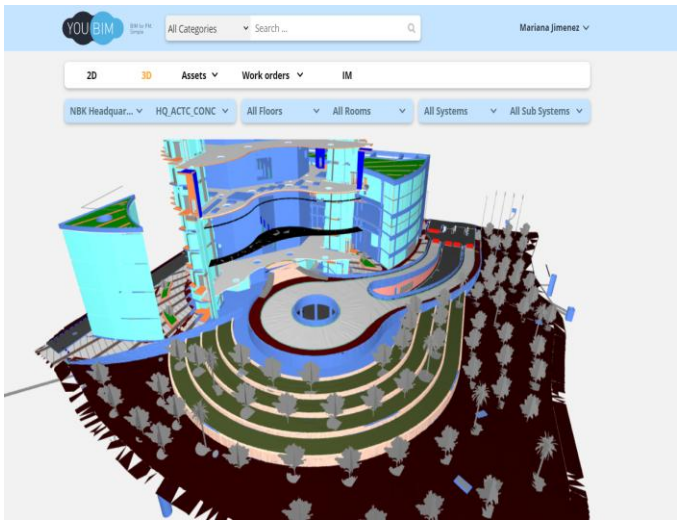
S.O.IMC (JV with YOUBIM) developed and validated the Asset Information Requirements (AIR) framework and supported the creation of a structured Asset Information Model (AIM) aligned with operational and facilities management objectives.

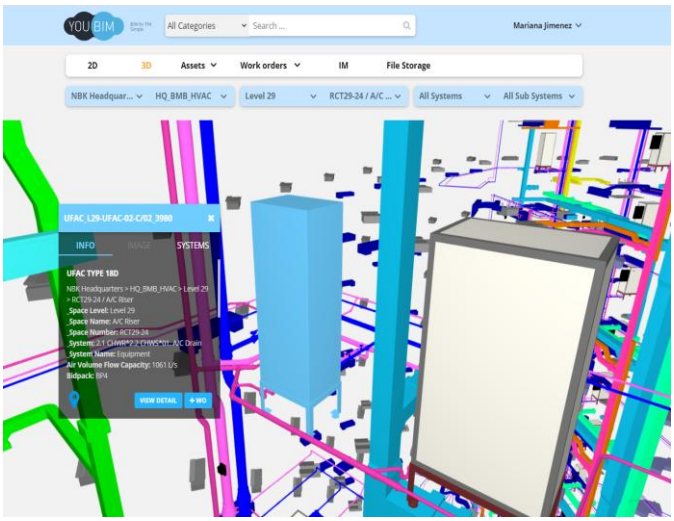
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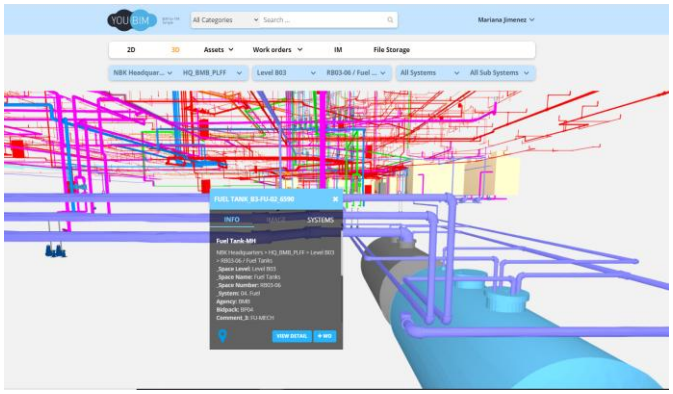
- Established a clear information bridge between project delivery and operations.
- Improved visibility of maintainable assets and operational data.
- Enhanced facilities management readiness through structured asset information.
- Supported long-term information governance and lifecycle management.
- Increased confidence in asset data used for maintenance and operational planning.

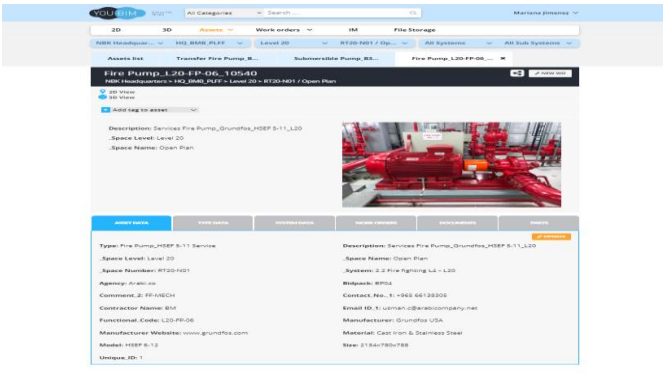

YOU BIM
All Categories
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Mariana Jimenez
2D
3D
Assets
Work orders
IM
NBK Headquar...
HQ_BMB_HVAC
All Floors
All Rooms
All Systems
All Sub Systems

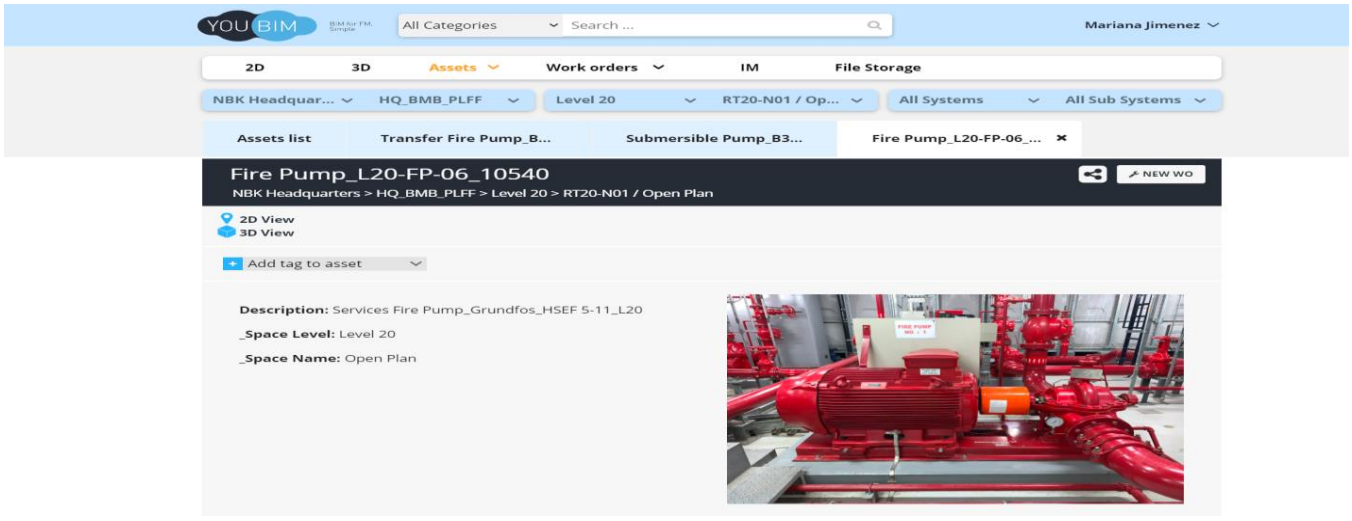

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Fire Pump_L20-FP-06_10540
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Add tag to asset


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Assets list
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Submersible Pump_B3...
Fire Pump_L20-FP-06_...
Fire Pump_L20-FP-06_10540
NBK Headquarters > HQ_BMB_PLFF > Level 20 > RT20-N01 / Open Plan
NEW WO
2D View
3D View
Add tag to asset
Description: Services Fire Pump_Grundfos_HSEF 5-11_L20
_Space Level: Level 20
_Space Name: Open Plan

NATIONAL BANK OF KUWAIT (NBK) Data Center – KUWAIT



"The National Bank of Kuwait headquarters is a landmark 300- meter tower forming a distinctive element of Kuwait City's financial district. The BIM for Facilities Management scope centered on defining Asset Information Requirements and delivering a validated Asset Information Model capable of supporting operations, maintenance, space management, and lifecycle planning"

PROJECT FACTS	
Client National Bank of Kuwait	**Consultant** KEO International Consultants
Sector Data Center	**Scale** Approx. 300m high-rise tower
Scope AIR definition + BIM for FM	**Location** Farwaniya, Kuwait

Technology Stack

Revit	Navisworks	ACC/CDE	AutoCAD	Dynamo	IFC

Client Value Focus

- Transforms BIM from design representation into operational information.
- Improves asset visibility for maintenance planning and facility control.
- Provides a controlled information bridge from project delivery to FM.
- Supports long-term data governance for a landmark corporate headquarters.

Role: Asset Information Requirements (AIR) & BIM for Facilities Management

Project Snapshot:

Challenge

The client required a structured transition from design and construction information into operationally useful asset information capable of supporting facilities management, maintenance planning, and long-term asset lifecycle management.

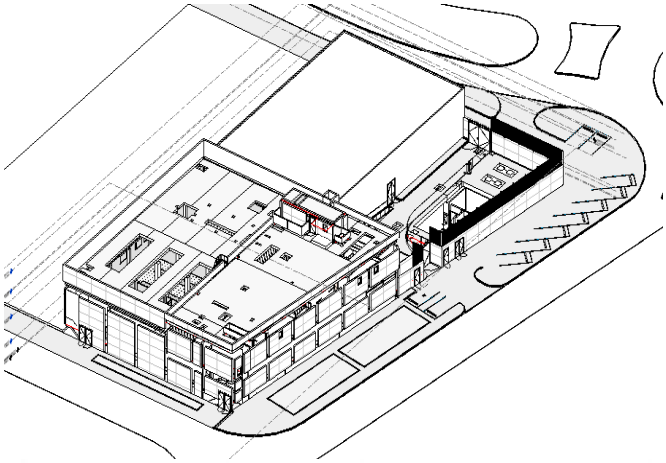
Solution

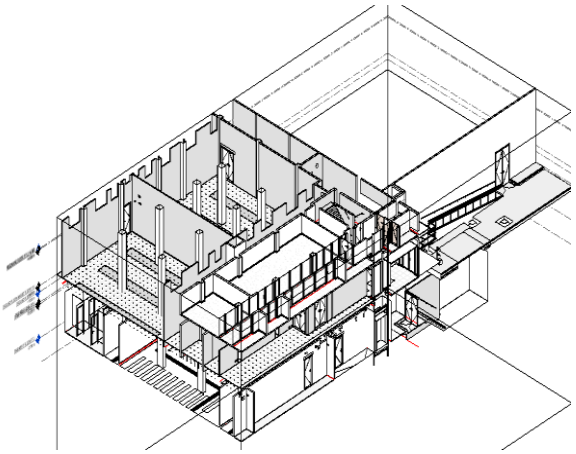
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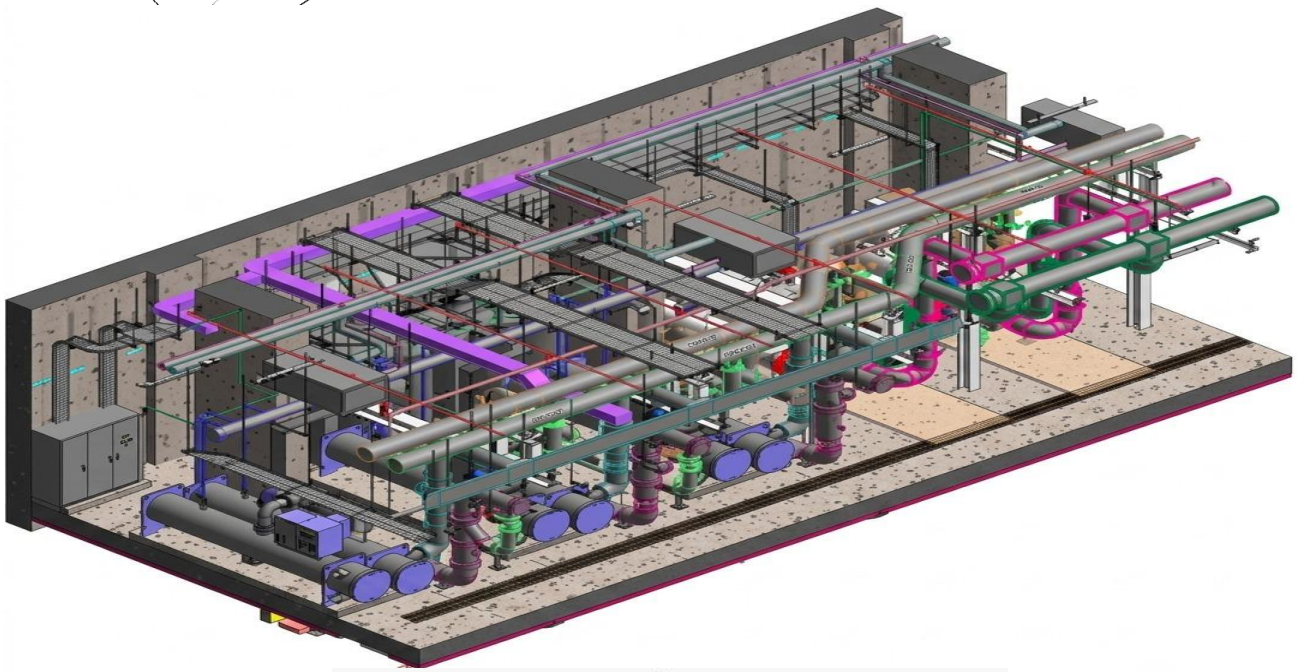
Outcomes

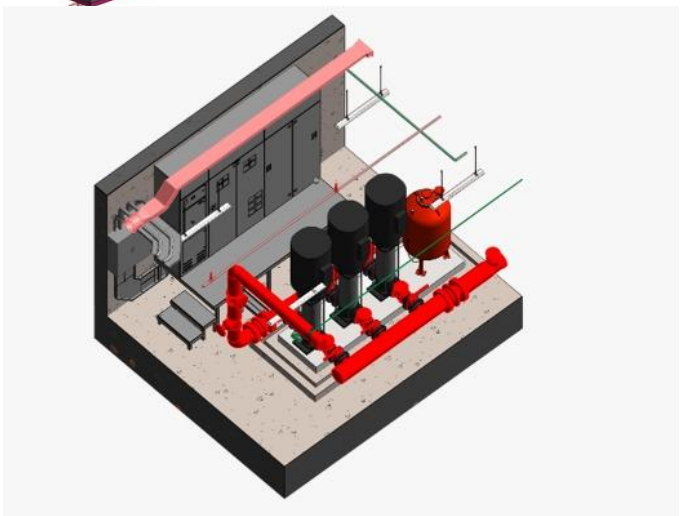
- Established a clear information bridge between project delivery and operations.
- Improved visibility of maintainable assets and operational data.
- Enhanced facilities management readiness through structured asset information.
- Supported long-term information governance and lifecycle management.

Increased confidence in asset data used









BOUBYAN BANK HEADQUARTERS - KUWAIT



"Boubyan Bank Headquarters is a landmark tower development in Kuwait City. The BIM management scope covered the establishment, implementation, and governance of the BIM process throughout the project lifecycle, ensuring that information requirements, model coordination, and project deliverables were managed through clear standards and review workflows"

PROJECT FACTS

Client Boubyan National Bank	**Consultant** SSH + Perkins
Sector Banking Headquarters	**Scope** BIM Management Services
Standard ISO 19650-oriented governance	**Location** Sharq district, Kuwait City

Technology Stack

Revit	Navisworks	ACC/CDE	AutoCAD	Dynamo	IFC

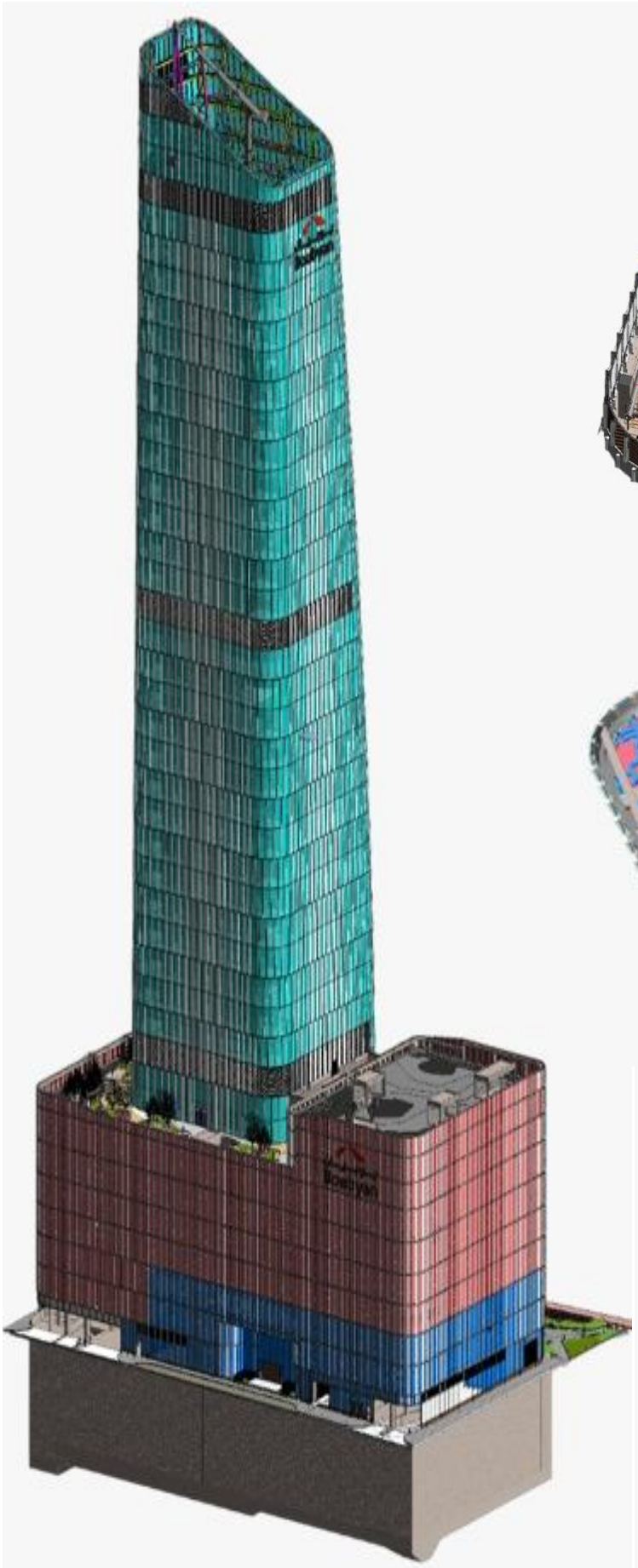
Client Value Focus

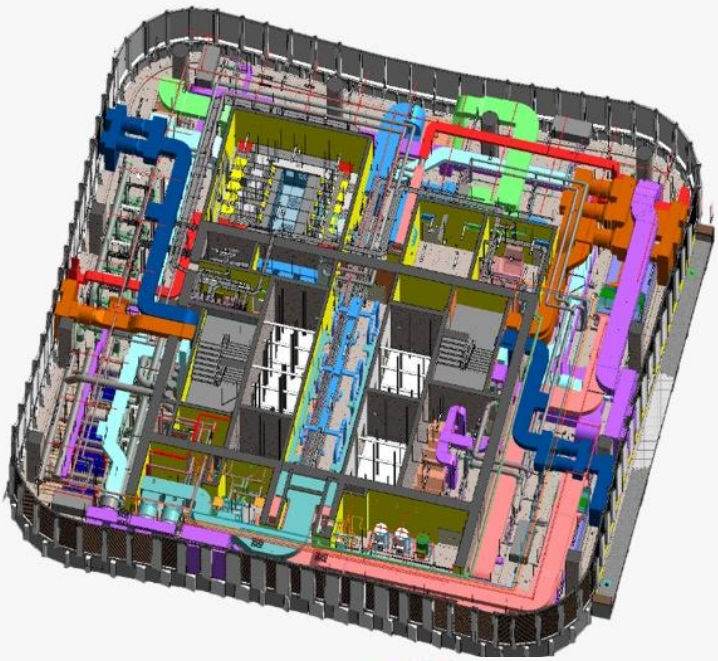
- Creates a single controlled approach to BIM delivery across stakeholders.
- Improves coordination accountability and model review transparency.
- Reduces rework by standardizing issue management and model exchange.
- Supports reliable handover of coordinated project information.

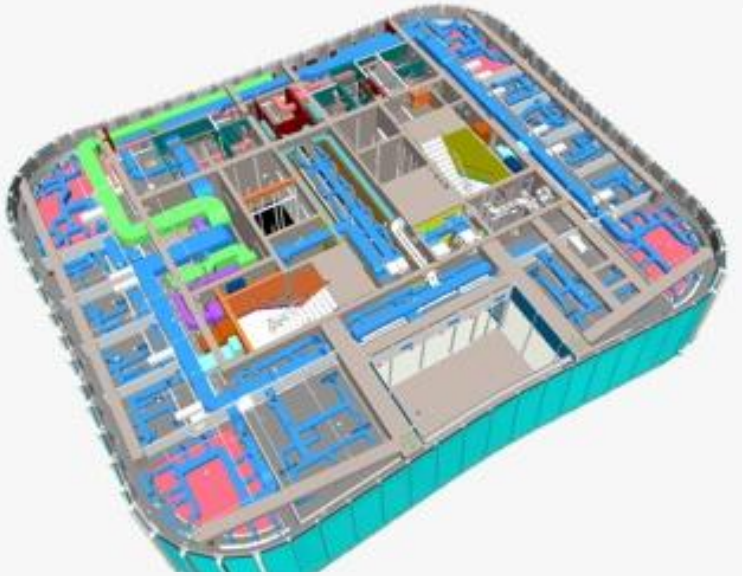
Detailed Scope, Deliverables and Review Controls

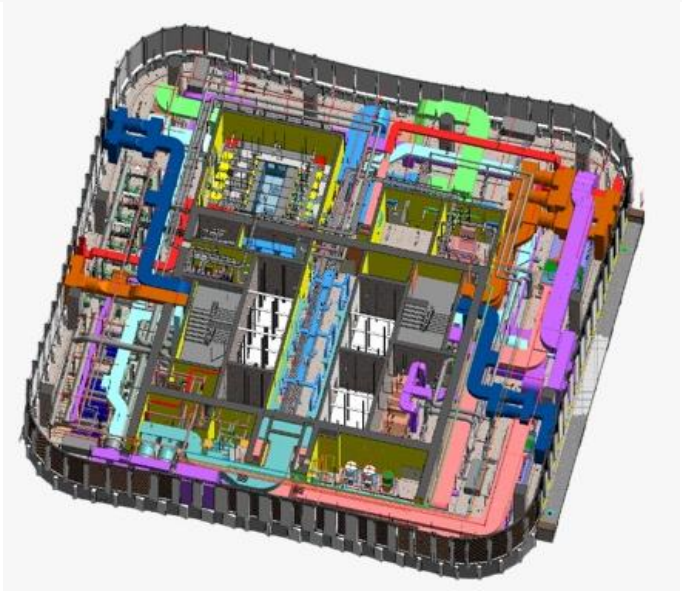
Scope / Workstream	Deliverable / Output	Quality Control
Definition and management of Exchange Information Requirements.	EIR/BEP documentation and update records.	Monitoring compliance with ISO 19650 principles and project BIM protocols.
Preparation, review, and maintenance of the BIM Execution Plan.	CDE workflow structure, review gates, and document control logic.	Discipline model checks prior to federation.
Administration of Common Data Environment workflows and approval steps.	Federated model coordination packs and issue reports.	Clash severity classification and issue ownership review.
Model federation, multidisciplinary coordination, and clash detection governance.	Model audit reports and compliance review comments.	Data quality validation and approval traceability.
Information standards, naming conventions, classification, and delivery protocols.	BIM deliverables register for design, construction, and handover stages.	Stakeholder coordination records and action close-out tracking.

Risk Management	Review Evidence	Decision Support
Coordination risk reduced through federated review and responsible issue ownership.	Model audits, clash reports, action logs, status registers, and milestone review records.	Structured information allows client, consultant, and project teams to review the same current project evidence.
Data risk reduced through parameters, classification, naming, and information completeness checks.	Data validation records, export tests, and model-to-register checks.	Reliable data improves handover continuity, FM readiness, and downstream reporting.









KUWAIT AIRWAYS HEADQUARTERS - KUWAIT



"**Kuwait Airways Headquarters is conceived as an iconic multi-story corporate tower with basement parking, podium facilities, commercial and multipurpose areas, landscaping, and modern workplace functions. The BIM management scope focused on establishing a governed digital delivery process capable of supporting design coordination, model validation, and milestone deliverables for a high-profile aviation headquarters**"

PROJECT FACTS

Client / Owner Kuwait Airways	**Project Type** Corporate headquarters tower
Location Qibla, Kuwait	**Scale** Approx. 30 floors + podium and basement parking
Scope BIM Management Services	**Sustainability** Energy-efficient / LEED-oriented design context

Technology Stack

Revit	Navisworks	ACC/CDE	AutoCAD	Dynamo	IFC

Client Value Focus

- Supports an iconic aviation headquarters with better information control.
- Improves coordination between tower, podium, parking, and building services.
- Enables clearer reporting to decision-makers and project stakeholders.
- Provides a disciplined path from design information to construction-ready coordination.

Detailed Scope, Deliverables and Review Controls

Scope / Workstream	Deliverable / Output	Quality Control
BIM management process setup across design, coordination, and delivery stages.	BIM Execution Plan and coordination strategy.	Review of the model development responsibility matrix.
EIR and BEP review to establish expectations for model exchange and approvals.	Federated coordination models and clash detection reports.	Clash detection governance and issue prioritization.
CDE-based information control for model, drawing, report, and transmittal workflows.	Model status registers, issue logs, and review dashboards.	Model health, file structure, and link-check reviews.
Model federation, coordination meetings, and issue-resolution management.	Discipline delivery matrices and milestone submission records.	Compliance checks for naming, classification, and delivery protocols.
Information standards for naming, levels, zones, packages, and discipline exchange.	Handover-oriented deliverables for coordinated project information.	Stakeholder approvals tracked through controlled information workflows.

Risk Management	Review Evidence	Decision Support
Coordination risk reduced through federated review and responsible issue ownership.	Model audits, clash reports, action logs, status registers, and milestone review records.	Structured information allows clients, consultant, and project teams to review the same current project evidence.
Data risk reduced through parameters, classification, naming, and information completeness checks.	Data validation records, export tests, and model-to-register checks.	Reliable data improves handover continuity, FM readiness, and downstream reporting.

THE VALLEY MID - UAE



"THE VALLEY MID is a major urban development where BIM services support consistent multidisciplinary information production across repeated assets, packages, and coordination cycles. The scope included BIM implementation, management and supervision, content creation, and BIM automation to standardize delivery, reduce repetitive manual work, and improve model consistency across disciplines"

PROJECT FACTS

Client EMAAR	**Consultant** Dar Al Omran
Sector Large-scale residential villas project	**Disciplines** Architecture, Structure, MEP and Landscape
Scope Comprehensive BIM services	**Location** United Arab Emirates

Technology Stack

Revit	Navisworks	ACC/CDE	AutoCAD	Dynamo	IFC

Client Value Focus

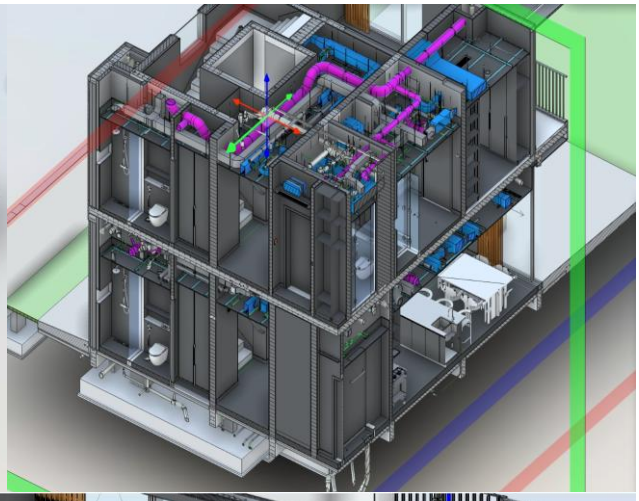
- Standardizes delivery across a large and repeatable development program.
- Improves modeling productivity and reduces manual errors.
- Creates reusable BIM content that supports future packages and phases.
- Strengthens coordination between architecture, structure, and building services.

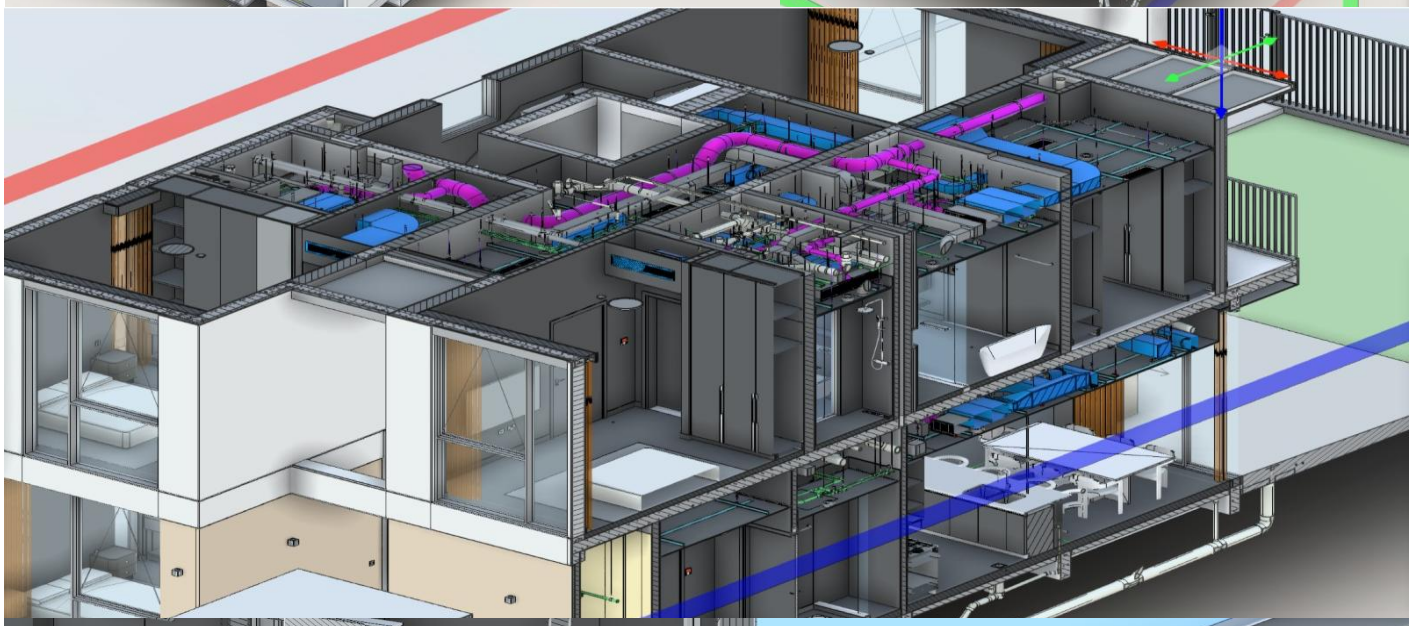
Detailed Scope, Deliverables and Review Controls

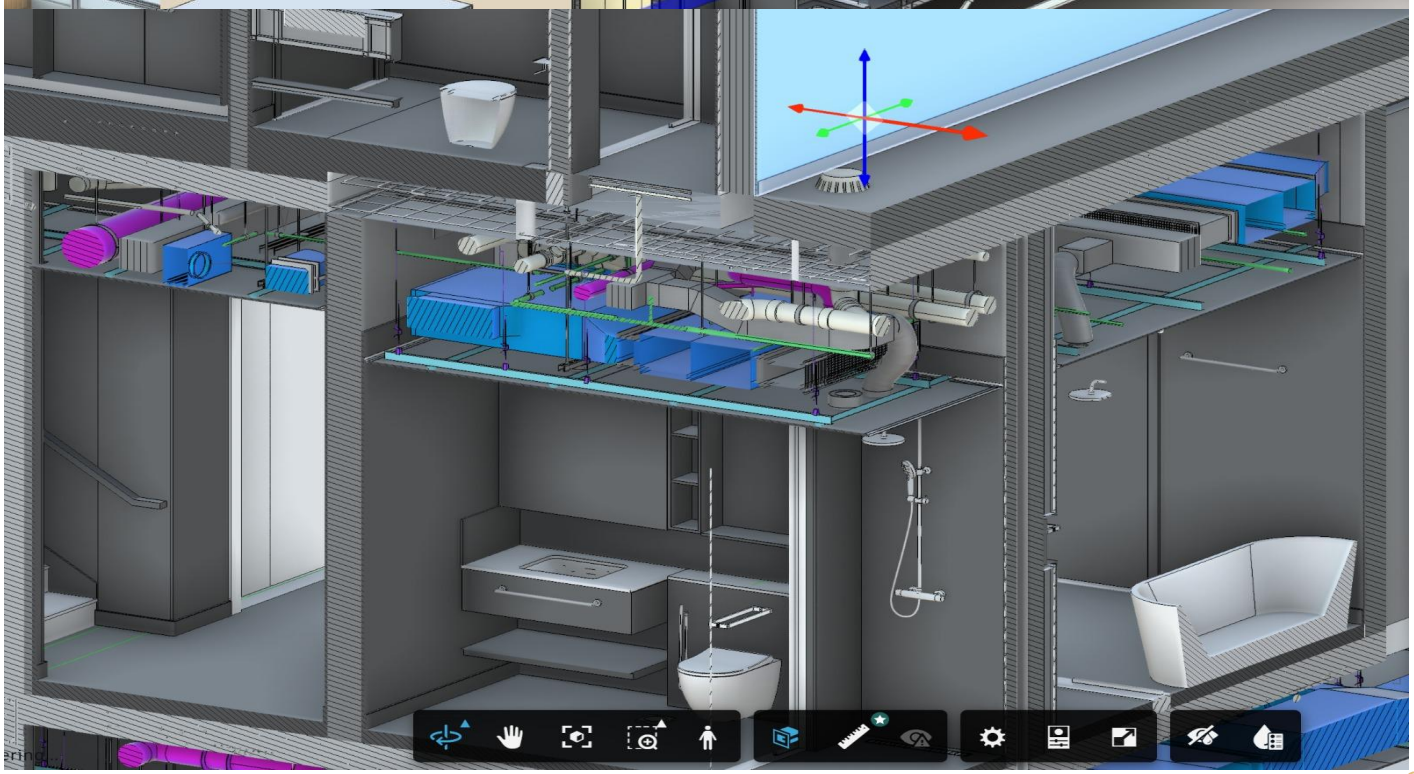
Scope / Workstream	Deliverable / Output	Quality Control
BIM implementation through project workflows, standards, templates, and requirements.	BIM standards, templates, and project setup procedures.	Model consistency checks across repeated components and packages.
BIM management and supervision across architectural, structural, and MEP teams.	Architecture, structure, MEP sheet and model content packages.	Review of family naming, parameters, and schedule readiness.
Discipline-specific BIM model development and coordinated content creation.	Parametric family libraries and reusable project components.	Discipline coordination review and model health monitoring.
Parametric families, templates, and data-rich components aligned with standards.	Automated checking routines and repetitive-task scripts.	Automation validation to ensure output match project standards.
Automation workflows using Dynamo and rule-based checks to improve productivity.	Coordination reports, QA comments, and model improvement records.	Supervision of issue resolution and stakeholder alignment.

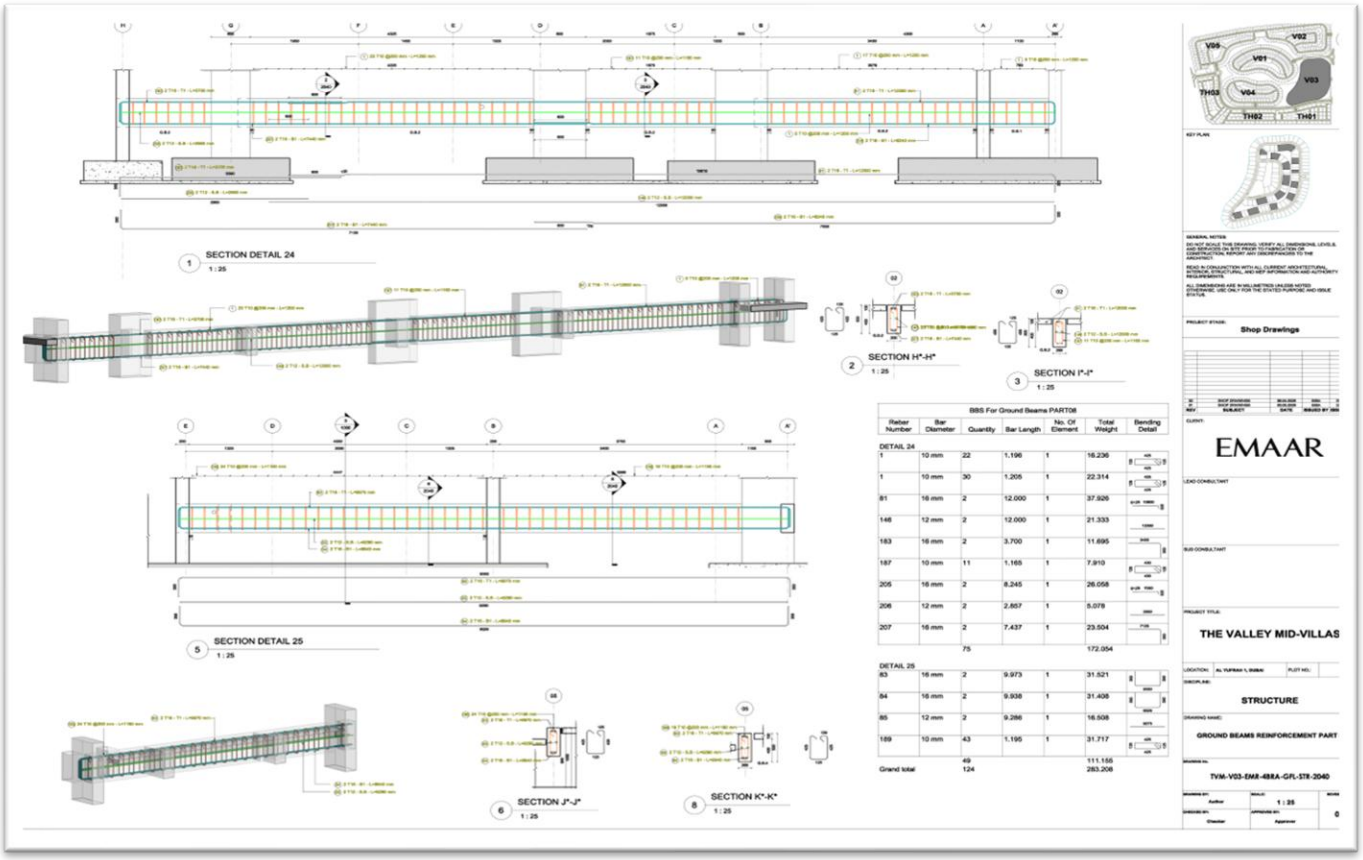
Risk Management	Review Evidence	Decision Support
Coordination risk reduced through federated review and responsible issue ownership.	Model audits, clash reports, action logs, status registers, and milestone review records.	Structured information allows clients, consultants, and project teams to review the same current project evidence.
Data risk reduced through parameters, classification, naming, and information completeness checks.	Data validation records, export tests, and model-to-register checks.	Reliable data improves handover continuity, FM readiness, and downstream reporting.

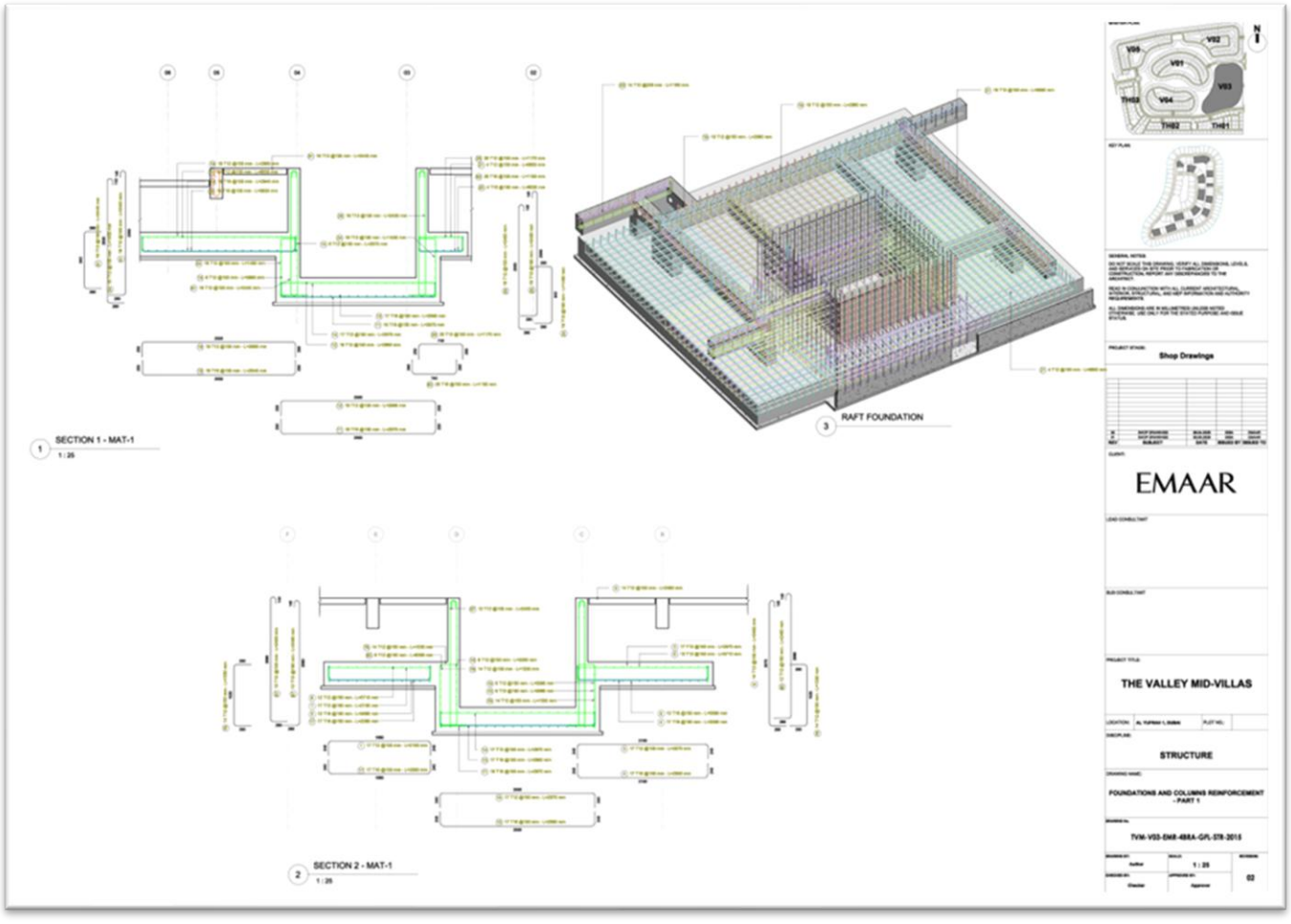









SECTION DETAIL 24
1 : 25
SECTION H*-H*
1 : 25
SECTION I*-I*
1 : 25
SECTION DETAIL 25
1 : 25
SECTION J*-J*
1 : 25
SECTION K*-K*
1 : 25
BBS For Ground Beams PART08
Rebar Number
Bar Diameter
Quantity
Bar Length
No. Of Element
Total Weight
Bending Detail
DETAIL 24
DETAIL 25
Grand total
EMAAR
THE VALLEY MID-VILLAS
STRUCTURE
GROUND BEAMS REINFORCEMENT PART
TVM-V03-EMR-488A-GFL-STR-2040
Shop Drawings


SECTION 1 - MAT-1
1 : 25
RAFT FOUNDATION
SECTION 2 - MAT-1
1 : 25
EMAAR
THE VALLEY MID-VILLAS
STRUCTURE
FOUNDATIONS AND COLUMNS REINFORCEMENT - PART 1
Shop Drawings

CAIRO FESTIVAL CITY - EGYPT



PROJECT FACTS

Client Al-Futtaim Group	**Project Type** Mixed-use development
Sector Large-scale development	**Disciplines** Architecture, Structure, MEP
Scope Shop Drawings Services for all zone H.	**Location** New Cairo, Egypt

"Cairo Festival City is a major mixed-use development in New Cairo, Egypt, combining retail, commercial, hospitality, residential, and infrastructure components. The project required accurate and coordinated shop drawing production to support construction execution, site coordination, and consultant approval workflows. The scope focused on translating design information into detailed, buildable drawings while maintaining consistency between architectural, structural, and MEP requirements."

Technology Stack

AutoCAD	PDF / CAD Submittals

Client Value Focus

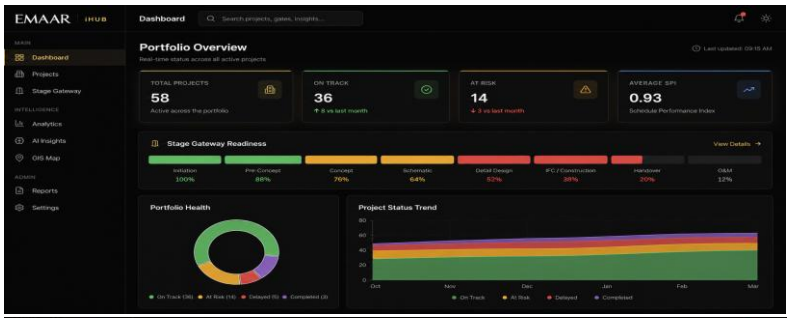
- Produced coordinated shop drawings to support construction and site execution.
- Improved clarity between design intent and buildable construction details.
- Reduced coordination issues through drawing checks and interdisciplinary review.
- Supported consultant review cycles through structured submittals and revisions.

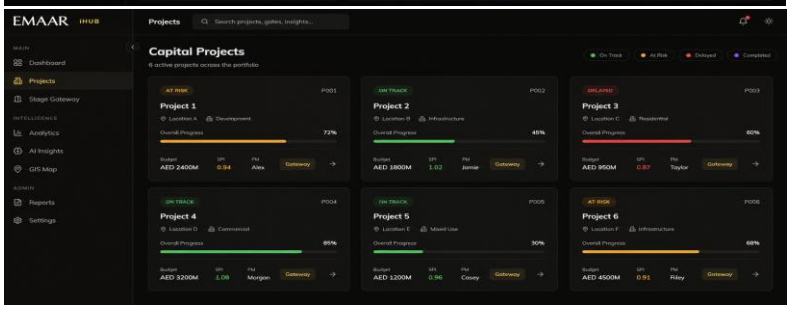
Detailed Scope, Deliverables and Review Controls

Scope / Workstream	Deliverable / Output	Quality Control
Shop drawing production based on design drawings, specifications, and project standards for zone H.	Detailed shop drawings ready for consultant review and site use.	Drawing checks against design intent, project standards, and construction requirements.
Architectural / structural / MEP coordination during drawing development.	Coordinated drawing packages showing interfaces, dimensions, levels, and required details.	Interdisciplinary review to reduce clashes, missing information, and site conflicts.
Preparation of construction details, sections, elevations, layouts, and schedules.	Detailed CAD/Revit-based drawings with clear annotation and documentation.	Review of dimensions, levels, grids, references, tags, and drawing completeness.
Incorporation of consultant comments and revision updates.	Revised shop drawing submissions with updated revision history.	Comment-response tracking and verification before resubmission.
Package-based drawing organization and submittal preparation.	Structured drawing packages by zone, discipline, floor, or work package.	Checks for drawing numbering, naming, sheet consistency, and submittal readiness.

Risk Management	Review Evidence	Decision Support
Reduced construction risk by identifying coordination issues before site execution.	Shop drawing logs, revision records, consultant comments, and approval status.	Clear drawing information helped site teams, consultants, and contractors make faster construction decisions.
Minimized rework through coordinated details, accurate dimensions, and controlled revisions.	Markups, redline updates, drawing registers, and resubmission records.	Reliable shop drawings supported procurement, installation sequencing, and site coordination.

EMAAR iHUB DASHBOARD – UAE





"Emaar iHUB is a digital project delivery and management platform developed to support portfolio-level visibility, project performance tracking, and executive decision-making across Emaar's development projects. The dashboard was designed to centralize project information, monitor progress across key delivery stages, highlight risks and delayed actions, and provide structured insights for management, consultants, and project teams. The scope focused on developing an interactive dashboard and iHUB environment that connects project status, approvals, checklists, data flows, and decision-support indicators into one coordinated digital interface."

PROJECT FACTS

Client Emaar	**Project Type** Digital project delivery dashboard / iHUB platform
Context Portfolio-level digital platform supporting project tracking, gateway readiness, approvals, and management reporting	**Disciplines** Digital Delivery, BIM Management, Project Controls, Dashboard Development
Scope Dashboard development, iHUB interface, project intelligence	**Location** United Arab Emirates

Technology Stack

Power BI / Dashboard UI	ERP Data	ACC

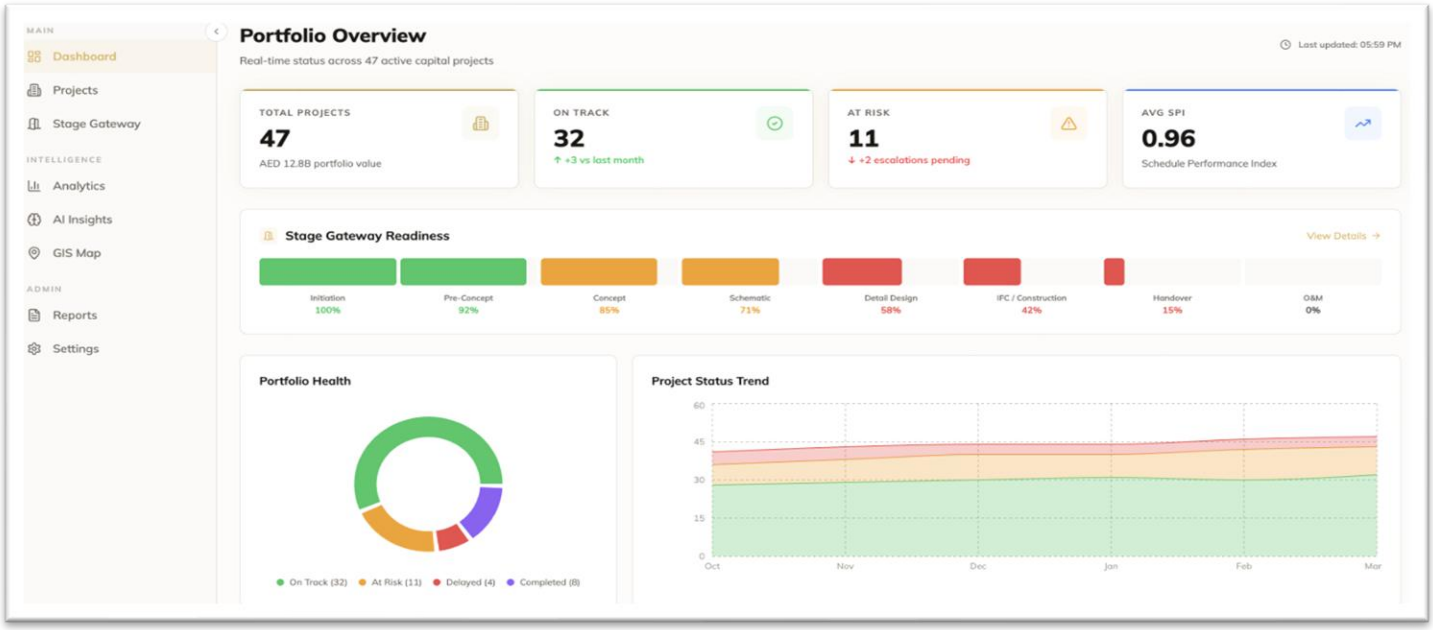
Client Value Focus

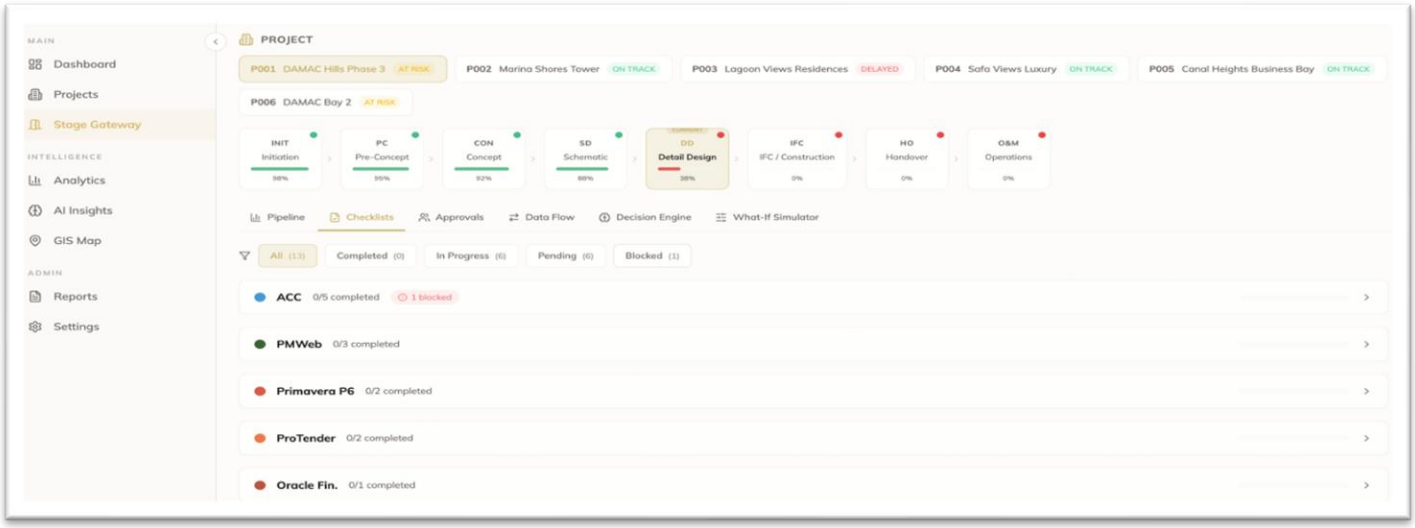
- Delivered an interactive project dashboard to improve visibility across Emaar's active developments.
- Supported management teams with real-time portfolio overview, project status, and stage-gateway readiness indicators.
- Improved tracking of approvals, checklists, project risks, blocked items, and delayed actions.
- Centralized project data from multiple sources to reduce manual reporting and fragmented communication.

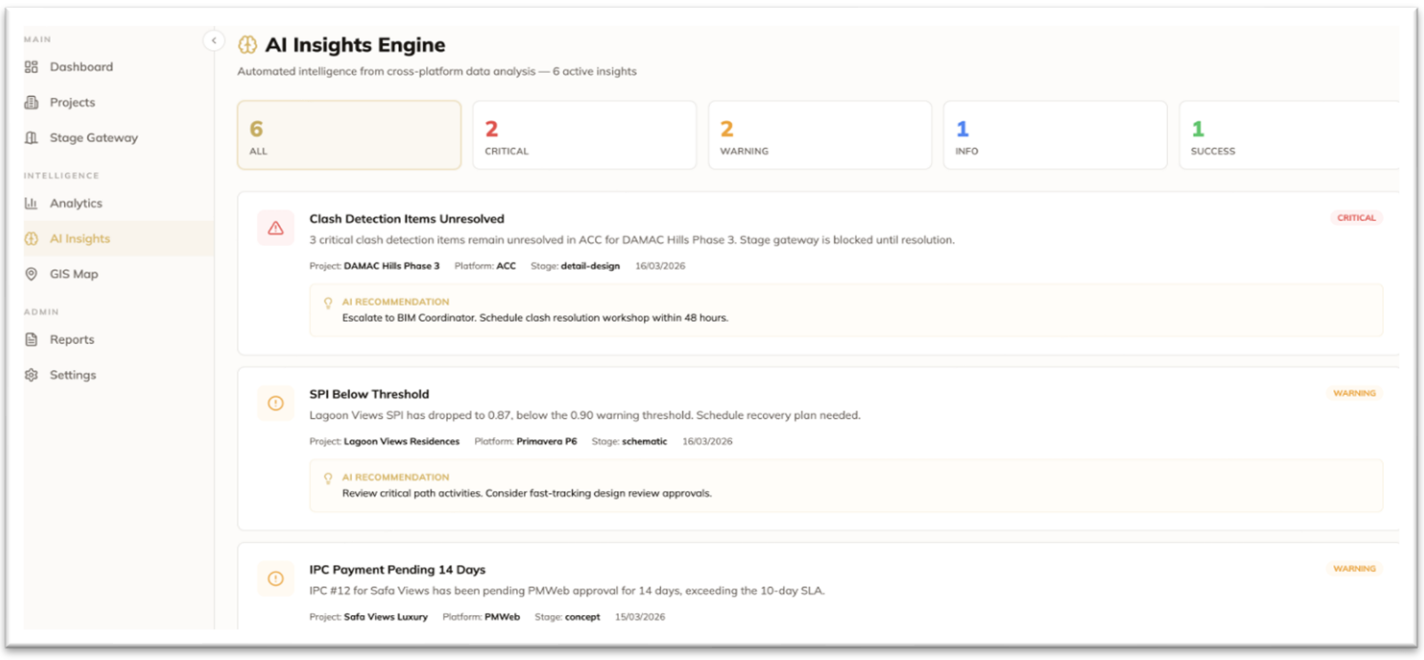
Detailed Scope, Deliverables and Review Controls

Scope / Workstream	Deliverable / Output	Quality Control
Development of Emaar iHUB dashboard structure and user interface.	Portfolio dashboard showing project status, stage progress, key metrics, and active projects.	Review of dashboard layout, data hierarchy, navigation logic, and user experience consistency.
Project-level dashboard pages for individual developments.	Detailed project dashboards showing budget, SPI, current stage, progress percentage, and gateway status.	Cross-checking project information against approved schedules, project records, and reporting inputs.
Checklist and approval workflow visualization.	Digital checklist views, approval sequences, responsible parties, status tracking, and due-date visibility.	Review of checklist completion, approval logic, role assignment, and overdue action tracking.
Dataflow and platform integration mapping.	Data-flow dashboard linking systems such as ACC, ERP, and BIM data sources.	Validation of source-to-destination logic, automated flows, and data dependencies.
Dashboard reporting and executive presentation support.	Management-ready dashboard screens and visual reports for project and portfolio review.	Visual consistency checks, data accuracy review, and reporting-readiness validation.

Risk Management	Review Evidence	Decision Support
Reduced reporting risk by consolidating project data into a structured digital dashboard instead of scattered manual updates.	Dashboard screenshots, project status records, stage-gateway logs, checklist records, approval status, and data-flow mapping.	Clear portfolio and project-level information allowed management teams to identify delayed actions, blocked items, and priority risks.
Improved project control by highlighting gateway readiness, missing approvals, incomplete items, and data-flow gaps.	Review logs, dashboard validation records, user feedback, and updated dashboard versions.	Decision-support indicators helped project teams prioritize actions, accelerate approvals, and improve delivery governance.


MAIN
Dashboard
Projects
Stage Gateway
INTELLIGENCE
Analytics
AI Insights
GIS Map
ADMIN
Reports
Settings
Portfolio Overview
Real-time status across 47 active capital projects
Last updated: 05:59 PM
TOTAL PROJECTS
47
AED 12.8B portfolio value
ON TRACK
32
+3 vs last month
AT RISK
11
+2 escalations pending
AVG SPI
0.96
Schedule Performance Index
Stage Gateway Readiness
View Details
Initiation 100%
Pre-Concept 92%
Concept 85%
Schematic 71%
Detail Design 58%
IFC / Construction 42%
Handover 15%
O&M 0%
Portfolio Health
On Track (32)
At Risk (11)
Delayed (4)
Completed (8)
Project Status Trend
60
45
30
15
0
Oct
Nov
Dec
Jan
Feb
Mar


MAIN
Dashboard
Projects
Stage Gateway
INTELLIGENCE
Analytics
AI Insights
GIS Map
ADMIN
Reports
Settings
PROJECT
P001 DAMAC Hills Phase 3 AT RISK
P002 Marina Shores Tower ON TRACK
P003 Lagoon Views Residences DELAYED
P004 Safa Views Luxury ON TRACK
P005 Canal Heights Business Bay ON TRACK
P006 DAMAC Bay 2 AT RISK
INIT Initiation
PC Pre-Concept
CON Concept
SD Schematic
DD Detail Design
IFC IFC / Construction
HO Handover
O&M Operations
Pipeline
Checklists
Approvals
Data Flow
Decision Engine
What-If Simulator
All (13)
Completed (0)
In Progress (6)
Pending (6)
Blocked (1)
ACC 0/5 completed 1 blocked
PMWeb 0/3 completed
Primavera P6 0/2 completed
ProTender 0/2 completed
Oracle Fin. 0/1 completed


MAIN
Dashboard
Projects
Stage Gateway
INTELLIGENCE
Analytics
AI Insights
GIS Map
ADMIN
Reports
Settings
AI Insights Engine
Automated intelligence from cross-platform data analysis — 6 active insights
6
ALL
2
CRITICAL
2
WARNING
1
INFO
1
SUCCESS
Clash Detection Items Unresolved
CRITICAL
3 critical clash detection items remain unresolved in ACC for DAMAC Hills Phase 3. Stage gateway is blocked until resolution.
Project: DAMAC Hills Phase 3 Platform: ACC Stage: detail-design 16/03/2026
AI RECOMMENDATION
Escalate to BIM Coordinator. Schedule clash resolution workshop within 48 hours.
SPI Below Threshold
WARNING
Lagoon Views SPI has dropped to 0.87, below the 0.90 warning threshold. Schedule recovery plan needed.
Project: Lagoon Views Residences Platform: Primavera P6 Stage: schematic 16/03/2026
AI RECOMMENDATION
Review critical path activities. Consider fast-tracking design review approvals.
IPC Payment Pending 14 Days
WARNING
IPC #12 for Safa Views has been pending PMWeb approval for 14 days, exceeding the 10-day SLA.
Project: Safa Views Luxury Platform: PMWeb Stage: concept 15/03/2026

QUALITY ASSURANCE AND MODEL VALIDATION

Quality assurance is embedded into the digital delivery process. S.O.IMC treats each model submission as both a geometry deliverable and an information deliverable. The objective is to verify that the model is coordinated, structured, usable, and aligned with the agreed project information requirements.

QA Area	What is Checked	Outcome
Model Health	File size, warnings, links, work sets, views, purge status, templates, family behavior	Clean, stable, and maintainable model environment
Geometry and Coordinates	Levels, grids, shared coordinates, discipline alignment, object placement, spatial conflicts	Accurate federation and reliable coordination review
Information Completeness	Parameters, classification, spaces, assets, systems, naming, required data fields	Usable schedules, registers, handover outputs, and dashboards
Clash and Clearance	Hard clashes, soft clashes, maintainability zones, access clearance, service corridors	Reduced coordination risk before construction or issue release
Document and CDE Control	File naming, revision status, transmittals, approval workflow, comment close-out	Clear audit trail and dependable exchange history
Handover Readiness	AIM structure, asset register match, COBie-style exports, O&M linkage, close-out evidence	Stronger lifecycle value and FM onboarding

MODEL REVIEW CYCLE

- Submission received through controlled CDE workflow.
- Model health and setup reviewed before detailed coordination.
- Discipline checks completed for geometry, data, and standards.
- Federated model produced for coordination and clash review.
- Comments assigned to responsible parties with due dates.
- Close-out evidence reviewed before milestone approval.

DELIVERY EVIDENCE

- Model audit report
- Clash detection report
- Issue register and dashboard
- Data validation worksheet
- Coordination meeting record
- Milestone submission index
- Handover package checklist

DELIVERABLES AND REPORTING

Deliverable Group	Included Outputs
BIM Management	EIR/BEP review, responsibility matrix, BIM standards, delivery schedule, coordination protocol
Model Development	LOD-based Revit models, discipline packages, templates, families, schedules, and model exports
Coordination	Federated models, clash tests, issue reports, coordination meeting records, close-out logs
Information Delivery	Asset registers, space information, COBie-style outputs, AIM structure, data validation records
Documentation Support	Model-based drawings, schedules, review snapshots, markups, transmittals, and submission indexes
Executive Reporting	Progress dashboards, issue trend summaries, compliance status, risk highlights, decision logs
Handover Package	Approved models, data exports, QA evidence, registers, report archive, and project information index

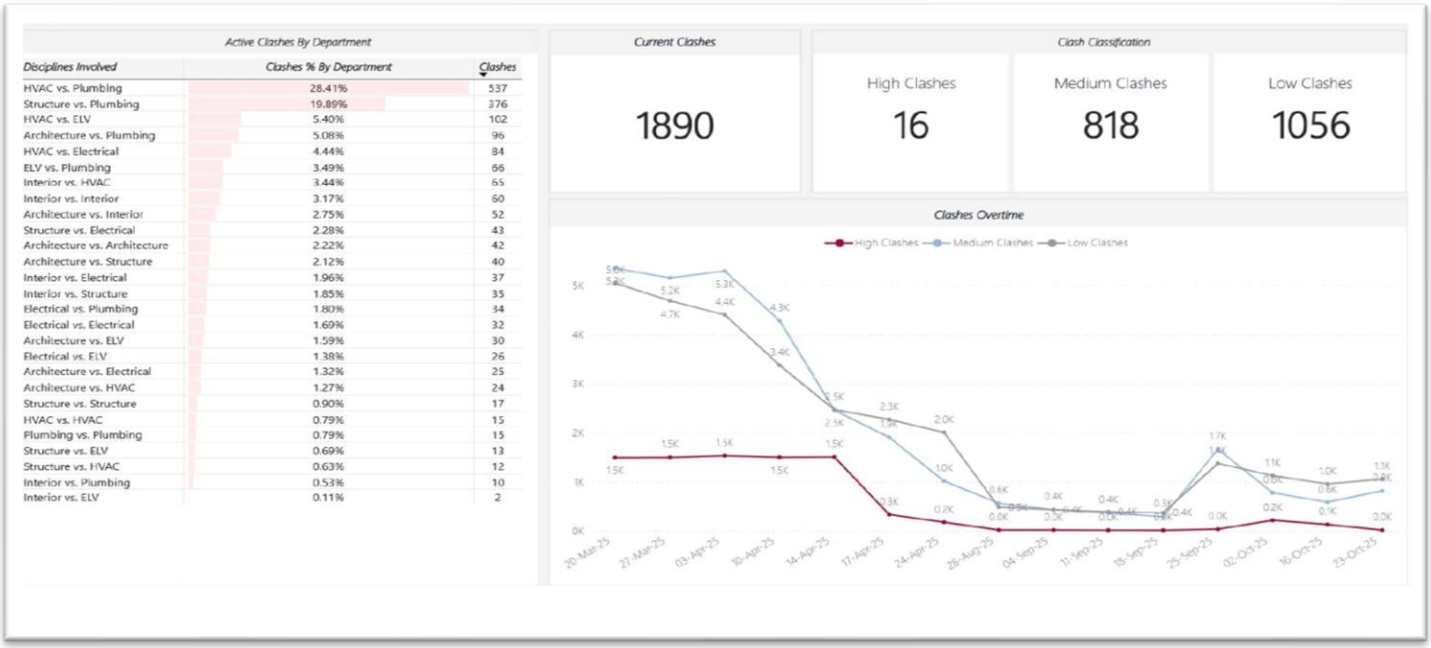
“Reporting is tailored to the client and project stage. For design stages, reports focus on coordination, model maturity, and outstanding technical actions. For construction and handover stages, reports focus on submission status, issue close-out, asset data completeness, and readiness for operational use”

Models
Federated and discipline files

Reports
Audit and coordination evidence

Registers
Issues, assets, spaces, approvals

Dashboards
Status and decision visibility



Active Clashes By Department

Disciplines Involved	Clashes % By Department	Clashes
HVAC vs. Plumbing	28.41%	537
Structure vs. Plumbing	19.89%	376
HVAC vs. ELV	5.40%	102
Architecture vs. Plumbing	5.08%	96
HVAC vs. Electrical	4.44%	84
ELV vs. Plumbing	3.49%	66
Interior vs. HVAC	3.44%	65
Interior vs. Interior	3.17%	60
Architecture vs. Interior	2.75%	52
Structure vs. Electrical	2.28%	43
Architecture vs. Architecture	2.22%	42
Architecture vs. Structure	2.12%	40
Interior vs. Electrical	1.96%	37
Interior vs. Structure	1.85%	35
Electrical vs. Plumbing	1.80%	34
Electrical vs. Electrical	1.69%	32
Architecture vs. ELV	1.59%	30
Electrical vs. ELV	1.38%	26
Architecture vs. Electrical	1.32%	25
Architecture vs. HVAC	1.27%	24
Structure vs. Structure	0.90%	17
HVAC vs. HVAC	0.79%	15
Plumbing vs. Plumbing	0.79%	15
Structure vs. ELV	0.69%	13
Structure vs. HVAC	0.63%	12
Interior vs. Plumbing	0.53%	10
Interior vs. ELV	0.11%	2

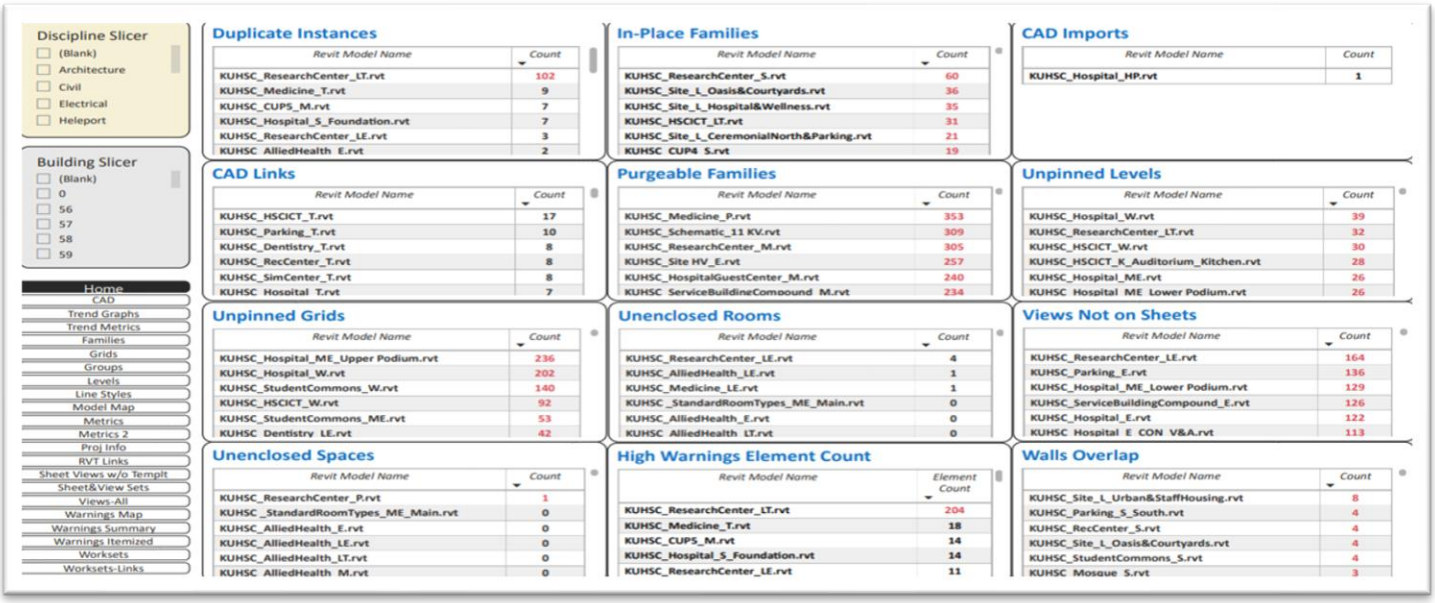
Current Clashes

1890

Clash Classification

High Clashes	Medium Clashes	Low Clashes
16	818	1056

Clashes Overtime



Discipline Slicer
- (Blank)
- Architecture
- Civil
- Electrical
- Heleport

Building Slicer
- (Blank)
- 0
- 56
- 57
- 58
- 59

Home
CAD
Trend Graphs
Trend Metrics
Families
Grids
Groups
Levels
Line Styles
Model Map
Metrics
Metrics 2
Proj Info
RVT Links
Sheet Views w/o TempIt
Sheet&View Sets
Views-All
Warnings Map
Warnings Summary
Warnings Itemized
Worksets
Worksets-Links

Duplicate Instances

Revit Model Name	Count
KUHSC_ResearchCenter_LT.rvt	102
KUHSC_Medicine_T.rvt	9
KUHSC_CUP5_M.rvt	7
KUHSC_Hospital_S_Foundation.rvt	7
KUHSC_ResearchCenter_LE.rvt	3
KUHSC_AlliedHealth_E.rvt	2

In-Place Families

Revit Model Name	Count
KUHSC_ResearchCenter_S.rvt	60
KUHSC_Site_L_Oasis&Courtyards.rvt	36
KUHSC_Site_L_Hospital&Wellness.rvt	35
KUHSC_HSCICT_LT.rvt	31
KUHSC_Site_L_CeremonialNorth&Parking.rvt	21
KUHSC_CUP4_S.rvt	19

CAD Imports

Revit Model Name	Count
KUHSC_Hospital_HP.rvt	1

CAD Links

Revit Model Name	Count
KUHSC_HSCICT_T.rvt	17
KUHSC_Parking_T.rvt	10
KUHSC_Dentistry_T.rvt	8
KUHSC_RecCenter_T.rvt	8
KUHSC_SimCenter_T.rvt	8
KUHSC_Hospital_T.rvt	7

Purgeable Families

Revit Model Name	Count
KUHSC_Medicine_P.rvt	353
KUHSC_Schematic_11 KV.rvt	309
KUHSC_ResearchCenter_M.rvt	305
KUHSC_Site HV_E.rvt	257
KUHSC_HospitalGuestCenter_M.rvt	240
KUHSC_ServiceBuildingCompound_M.rvt	234

Unpinned Levels

Revit Model Name	Count
KUHSC_Hospital_W.rvt	39
KUHSC_ResearchCenter_LT.rvt	32
KUHSC_HSCICT_W.rvt	30
KUHSC_HSCICT_K_Auditorium_Kitchen.rvt	28
KUHSC_Hospital_ME.rvt	26
KUHSC_Hospital_ME_Lower Podium.rvt	26

Unpinned Grids

Revit Model Name	Count
KUHSC_Hospital_ME_Upper Podium.rvt	236
KUHSC_Hospital_W.rvt	202
KUHSC_StudentCommons_W.rvt	140
KUHSC_HSCICT_W.rvt	92
KUHSC_StudentCommons_ME.rvt	53
KUHSC_Dentistry_LE.rvt	42

Unenclosed Rooms

Revit Model Name	Count
KUHSC_ResearchCenter_LE.rvt	4
KUHSC_AlliedHealth_LE.rvt	1
KUHSC_Medicine_LE.rvt	1
KUHSC_StandardRoomTypes_ME_Main.rvt	0
KUHSC_AlliedHealth_E.rvt	0
KUHSC_AlliedHealth_LT.rvt	0

Views Not on Sheets

Revit Model Name	Count
KUHSC_ResearchCenter_LE.rvt	164
KUHSC_Parking_E.rvt	136
KUHSC_Hospital_ME_Lower Podium.rvt	129
KUHSC_ServiceBuildingCompound_E.rvt	126
KUHSC_Hospital_E.rvt	122
KUHSC_Hospital_E_CON_V&A.rvt	113

Unenclosed Spaces

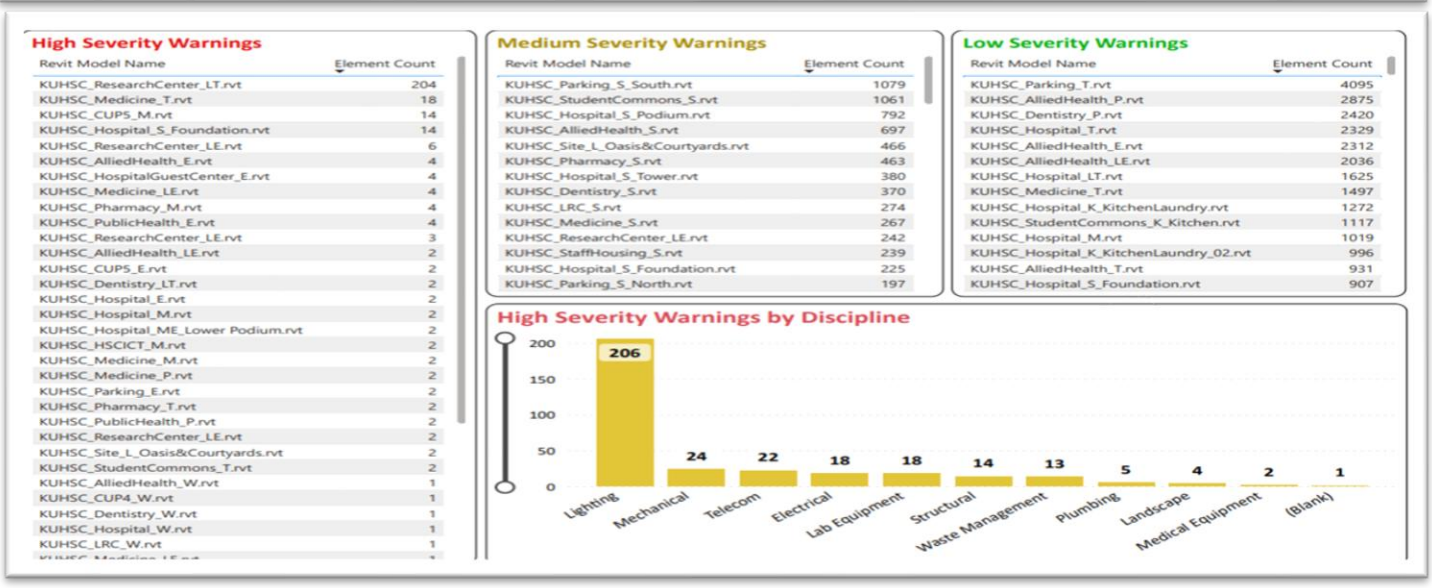
Revit Model Name	Count
KUHSC_ResearchCenter_P.rvt	1
KUHSC_StandardRoomTypes_ME_Main.rvt	0
KUHSC_AlliedHealth_E.rvt	0
KUHSC_AlliedHealth_LE.rvt	0
KUHSC_AlliedHealth_LT.rvt	0
KUHSC_AlliedHealth_M.rvt	0

High Warnings Element Count

Revit Model Name	Element Count
KUHSC_ResearchCenter_LT.rvt	204
KUHSC_Medicine_T.rvt	18
KUHSC_CUP5_M.rvt	14
KUHSC_Hospital_S_Foundation.rvt	14
KUHSC_ResearchCenter_LE.rvt	11

Walls Overlap

Revit Model Name	Count
KUHSC_Site_L_Urban&StaffHousing.rvt	8
KUHSC_Parking_S_South.rvt	4
KUHSC_RecCenter_S.rvt	4
KUHSC_Site_L_Oasis&Courtyards.rvt	4
KUHSC_StudentCommons_S.rvt	4
KUHSC_Mosque_S.rvt	3



High Severity Warnings

Revit Model Name	Element Count
KUHSC_ResearchCenter_LT.rvt	204
KUHSC_Medicine_T.rvt	18
KUHSC_CUP5_M.rvt	14
KUHSC_Hospital_S_Foundation.rvt	14
KUHSC_ResearchCenter_LE.rvt	6
KUHSC_AlliedHealth_E.rvt	4
KUHSC_HospitalGuestCenter_E.rvt	4
KUHSC_Medicine_LE.rvt	4
KUHSC_Pharmacy_M.rvt	4
KUHSC_PublicHealth_E.rvt	4
KUHSC_ResearchCenter_LE.rvt	3
KUHSC_AlliedHealth_LE.rvt	2
KUHSC_CUP5_E.rvt	2
KUHSC_Dentistry_LT.rvt	2
KUHSC_Hospital_E.rvt	2
KUHSC_Hospital_M.rvt	2
KUHSC_Hospital_ME_Lower Podium.rvt	2
KUHSC_HSCICT_M.rvt	2
KUHSC_Medicine_M.rvt	2
KUHSC_Medicine_P.rvt	2
KUHSC_Parking_E.rvt	2
KUHSC_Pharmacy_T.rvt	2
KUHSC_PublicHealth_P.rvt	2
KUHSC_ResearchCenter_LE.rvt	2
KUHSC_Site_L_Oasis&Courtyards.rvt	2
KUHSC_StudentCommons_T.rvt	2
KUHSC_AlliedHealth_W.rvt	1
KUHSC_CUP4_W.rvt	1
KUHSC_Dentistry_W.rvt	1
KUHSC_Hospital_W.rvt	1
KUHSC_LRC_W.rvt	1

Medium Severity Warnings

Revit Model Name	Element Count
KUHSC_Parking_S_South.rvt	1079
KUHSC_StudentCommons_S.rvt	1061
KUHSC_Hospital_S_Podium.rvt	792
KUHSC_AlliedHealth_S.rvt	697
KUHSC_Site_L_Oasis&Courtyards.rvt	466
KUHSC_Pharmacy_S.rvt	463
KUHSC_Hospital_S_Tower.rvt	380
KUHSC_Dentistry_S.rvt	370
KUHSC_LRC_S.rvt	274
KUHSC_Medicine_S.rvt	267
KUHSC_ResearchCenter_LE.rvt	242
KUHSC_StaffHousing_S.rvt	239
KUHSC_Hospital_S_Foundation.rvt	225
KUHSC_Parking_S_North.rvt	197

Low Severity Warnings

Revit Model Name	Element Count
KUHSC_Parking_T.rvt	4095
KUHSC_AlliedHealth_P.rvt	2875
KUHSC_Dentistry_P.rvt	2420
KUHSC_Hospital_T.rvt	2329
KUHSC_AlliedHealth_E.rvt	2312
KUHSC_AlliedHealth_LE.rvt	2036
KUHSC_Hospital_LT.rvt	1625
KUHSC_Medicine_T.rvt	1497
KUHSC_Hospital_K_KitchenLaundry.rvt	1272
KUHSC_StudentCommons_K_Kitchen.rvt	1117
KUHSC_Hospital_M.rvt	1019
KUHSC_Hospital_K_KitchenLaundry_02.rvt	996
KUHSC_AlliedHealth_T.rvt	931
KUHSC_Hospital_S_Foundation.rvt	907

High Severity Warnings by Discipline

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Thank You