



QFM BIMi Software and Services

Manage your entire building's operational lifecycle with Service Works Global's comprehensive building information modelling (BIM) tools. SWG has over 25 years' experience in digitisation and BIM, offering the products and services required to transform buildings and drawings into insightful digital models.

The need for accurate and updated building information during the operational phase of a building's lifecycle is constantly growing. Our digitisation services help property owners and facilities management teams access information about the whole building at the touch of a button.

BIM for New Buildings

Our cloud-based solution, QFM BIMi, assists from the beginning of the building lifecycle. It supports transparent and collaborative planning, management

and co-ordination of projects and assets, and provides centralised information about every element of the building. This includes the dimensions and purpose of each area, to the fire class of doors and the make, model and serial number of each asset – and more. No CAD knowledge is required, making this software accessible for all.

QFM BIMi supports integration with a number of file formats including Revit, ArchiCAD and IFC. Through this, information can be synchronised bidirectionally between QFM BIMi and the design tool models to keep data accurate, ensuring an uninterrupted flow of information from construction to facility management.

During the operational phase, the software allows FM's to search, access and manage large quantities of asset and building data quickly and in user-friendly formats. Furthermore, the two-way integration means asset and maintenance data can be managed within QFM CAFM software if preferred, rather than the BIM model.

Benefits

- Improved access to digitised data for effective facilities and space management.
- View asset information and measure / categorise space easily.
- Integrates seamlessly with existing data.
- Virtual models aid maintenance management and eliminate unnecessary call outs.
- Two way integration with QFM means data can be updated from database or model.
- No need to learn CAD or design software.

BIM for Existing Buildings

For buildings constructed without BIM it is still possible to create and harness digitised data and build a 3D model to gain a wealth of information for FM.

We provide digitisation services including laser scanning, modelling and visualisation to create lifelike, accurate 3D models of your site. From the model, an FM can see measurements, locations, access points, and information tags like acceptable temperature range, room use or renter details. Once the asset data has been integrated, the model will then show more in depth detail such as asset history, warranties, reordering details for spare parts, manuals and in progress works.

Our software allows FMs to access the data either from the model by clicking on points of interest, by drilling down into data using a spreadsheet style interface for easy sorting and filtering, or through an integrated CAFM system, such as QFM software. A bi-directional integration ensures asset details updated in one system are reflected in the other to keep information accurate.

3D Laser Scanning and Digitised Drawings

3D laser scanning is an unsurpassed method of creating an accurate image of the building and obtaining exact measurements for a three-dimensional space.

Laser scans capture images, or point clouds, at high speed with such precision that almost perfect 3D images of internal and external areas can be produced. From the point clouds, models can be created with precision and simplicity. We can also work with architect drawings or floorplans regardless of the original format (whether it is a scanned paper drawing or a CAD file). SWG digitise these and add all properties of the building elements so they become searchable, scalable, readable and measurable.

SWG's modelling services connect specific properties to each space, such as the room furnishings, cleaning standards or who is renting the space. From this the FM team is able to take full control over the building and gain new levels of insight and efficiency.

Visualisation

Our visualisation services provide inspiring digital renders of buildings not yet constructed or re-imagined with a different purpose.

Few people can create a mental image of 2D floor plans and lists of assets. By visualising vacant premises / apartments, realistic 3D images are produced, enabling the opportunity to make virtual visits using VR technology, which greatly contributes to a deeper understanding of what the space looks like, or should look like, and how it works.

This is ideal for property managers who can show buyers their premises without requiring travel for a viewing, or to show how an area could be transformed from a lifeless and vacant space into a vibrant café or office. It also helps speed up decision making within construction due to the improved physical understanding of the space and proposals.



Scan this QR code with your phone camera to see one of our visualisations.

Click the arrows to move around the building.



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