

SUREBIM

DIGITAL CONSTRUCTION & BIM CONSULTANCY

Leading BIM services across UAE, Europe & the USA -
precise models, coordinated delivery, and decision-
ready data from Construction to As-Built.

LOD 300–500 | 3D–5D delivery | ISO 19650 aligned





SEAN O'SULLIVAN

Managing Director

Entrepreneur and business leader with 25+ years of experience in technology, sustainability, and enterprise development. Founder of multiple ventures driving innovation, resilience and positive impact.



FEARGHAL WALSH

Operations Director

Experienced BIM Manager and Operations Director with over 12 years of experience in BIM, digital engineering, and construction delivery across large-scale international projects in Ireland, the UAE, and Europe. Active member of the **CIF BIM Working Group** and a key contributor to the **COBie for Revit** book with Bill East, supporting industry best practices in BIM standards, information management, and digital asset delivery.



SURE BIM TEAM

SKILLED. EXPERIENCED. COMMITTED.

Our team combines deep multidisciplinary knowledge with hands-on project experience. We hire for skill, teamwork, and experience – then amplify our output with inhouse AI tools fine-tuned to our workflows, delivering quickly, accurately, and with less friction.

Fluent in global building standards and multiple 3D modelling methods, we are equipped to deliver anywhere in the world.



M. ATHESHAM ALI

Senior BIM Coordinator / BIM Lead

Highly experienced BIM Coordinator and BIM Lead with over 15 years of BIM and MEP coordination experience across the UAE and KSA.



PROJECT MODELLING TEAM

- Donna Iglesia
- Mohamed Anas
- Paul Gatus



R. SOLKAR

Senior BIM Modeller

Experienced BIM Modeller with over 10 years in BIM modelling, HVAC drafting, and MEP coordination across projects in the UAE, Saudi Arabia, and India.



PROJECT MODELLING TEAM

- Rayyan Bhatkar
- Sannam Mukadam
- Florence Calonge



BIM MANAGEMENT

End-to-end BIM management ensuring standardization, quality, and consistency.



COORDINATION

Multidisciplinary coordination to ensure seamless project collaboration.



CLASH DETECTION

Advanced clash detection to minimize rework and avoid costly on-site conflicts.



ON-TIME DELIVERY

Streamlined workflows and strong planning for on-time and reliable delivery.



QUALITY ASSURANCE

Robust QA/QC processes to ensure accuracy and model reliability.



AI-POWERED WORKFLOWS

Leveraging inhouse AI tools for speed, accuracy, and continuous improvement.

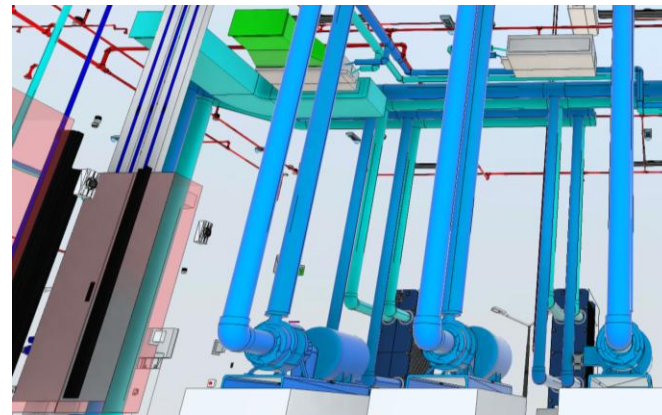
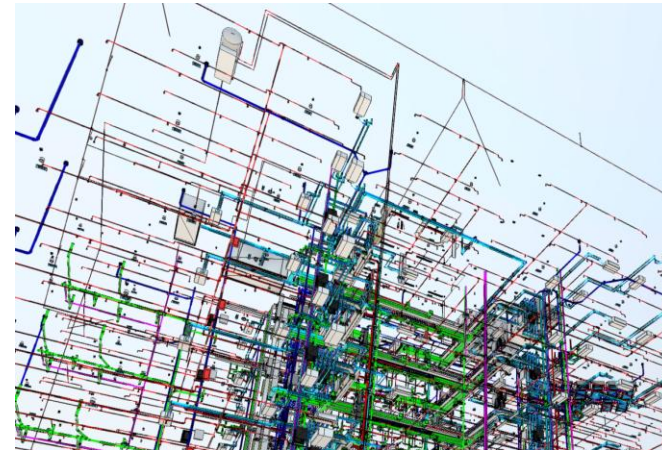
Studio City 31/03/2026 – Completed

3D Modelling and Coordination

The proposed office development comprises a total Built-Up Area (BUA) of 289,905.00 ft², incorporating office, retail, service, and circulation spaces across multiple levels. The project is designed to maximise space efficiency while meeting all planning and GFA requirements.

SUREBIM Scope

SureBIM is providing ongoing BIM modelling of the MEP systems, including coordination and clash resolution within the MEP model, while developing the models from LOD 200 to LOD 400 in Autodesk Revit. The scope includes coordinated BIM models, drawing production, clash detection, and construction documentation. The project will also incorporate 3D laser scanning and as-built model validation as part of the final delivery phase.



Amsterdam 07/04/2026 - Completed

Document Control / BIM Modelling

Amsterdam is a large-scale data centre development delivering 48MW of IT capacity with 76MW of secured power capacity. Located in a highly power-constrained market, the facility will provide critical digital infrastructure to support future technology and data demands.

SUREBIM Scope

SUREBIM provided BIM modelling services for steel stair and cleanroom wall packages while also supporting Winthrop's document control operations. Our team managed document placeholders, review workflows, ACC implementation, and developed visual dashboards to track progress and improve project visibility throughout the project lifecycle.



Manufacturing Facility 11/05/2026 - Ongoing

Project Overview

Manufacturing Facility is a large-scale advanced manufacturing development centred around a production facility, supported by ancillary buildings and infrastructure with capacity for future expansion. The facility is designed to manufacture high-quality, sustainable battery cells using innovative technologies and resource-efficient processes, supporting the UK's transition to clean energy and electric vehicle production while reducing carbon emissions.

SUREBIM Scope

SUREBIM is responsible for the BIM management, development, and coordination of the Cleanroom Package and MEP interfaces through a fully coordinated 3D BIM model. The scope includes the modelling and coordination of cleanroom architectural elements, including ceilings, linings, walls, doors, and roller doors, together with all associated MEP interfaces. The BIM model is being developed and coordinated with all project disciplines to support clash detection, design coordination, construction planning, and efficient project delivery.

3D Scan proposal Data Centres (Sweden)

05/06/2026 - Completed

Project Overview

ARN060 Data Centre is part of a hyperscale data centre campus located in the Stockholm region of Sweden. The development supports large-scale cloud infrastructure and includes high-capacity, secure, and energy-efficient facilities with advanced electrical and mechanical systems designed for resilient operations.

SUREBIM Scope

SUREBIM coordinated and managed a local 3D laser scanning survey of the installed works within ROMP 8. The captured data was used to validate site installations and update the BIM model to reflect the as-built condition of the MEP services. In addition, SUREBIM identified out-of-tolerance and misaligned installations, providing detailed information to support quantity surveying assessments and the management of site changes.



3D Modelling Services

From LOD 100 to 500

Multi-disciplinary 3D modelling across Architectural, Structural, Interior Design and MEP - from LOD 100 to LOD 500 - with full drawing production. Modelling requirements are established collaboratively with all stakeholders, aligned to ISO standards, MPDT frameworks, and RACI documentation.



Fit-Out

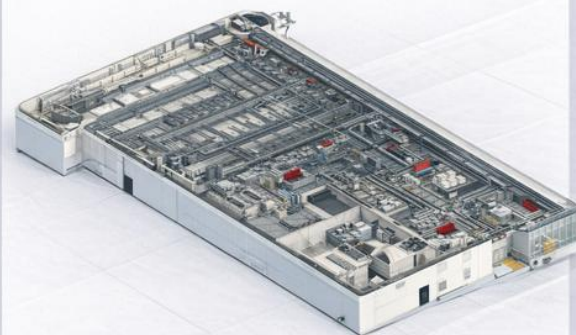


Office Interiors
& Workspace Design

Fit-Out



Pharma

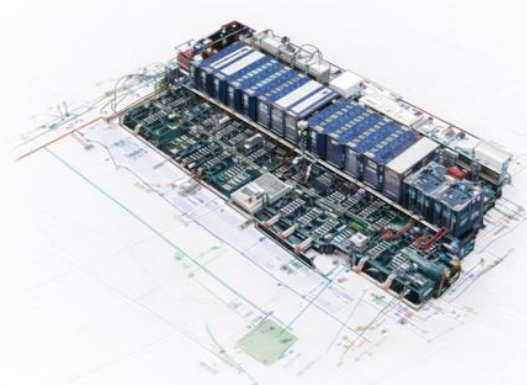


Production Plants
& Pharmaceutical

Pharma



Data Centre



Data Centres
& IT Facilities

Data Centre



HealthCare



Hospitals &
Medical Facilities

HealthCare



High Rise



High Rise

STAGE

DESCRIPTION

MODEL OUTPUT

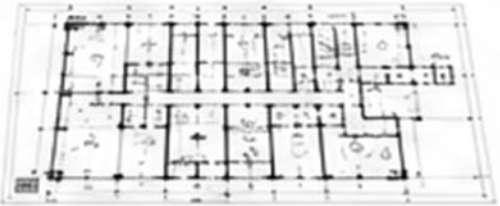
KEY ACTIVITIES

DELIVERABLES

01

SCOPE REVIEW & MODEL PLANNING

Review the 2D drawing, project documents and define modelling scope, standards, LOD and execution strategy.



- 2D Drawing Review
- Scope Definition
- Assumptions & Exclusions
- DRM (Discipline Responsibility Matrix)



Scope Report
DRM
BEP & Execution Plan

02

BIM EXECUTION & MODEL SETUP

Setup the Revit environment, project standards, coordinates, levels, grids, worksets and LOD requirements.



- Revit Template & Standards
- Levels, Grids & Coordinates
- Worksets & Model Organization
- LOD Setup (Agreed)

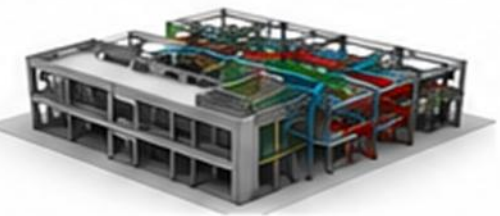


Model Setup
BIM Standards
LOD Matrix

03

3D MODEL DEVELOPMENT

Create coordinated 3D models from 2D information with accuracy and discipline specific requirements.



- Architectural Model
- Structural Model
- MEP Model
- Interior & Landscape Model
- LOD Compliance

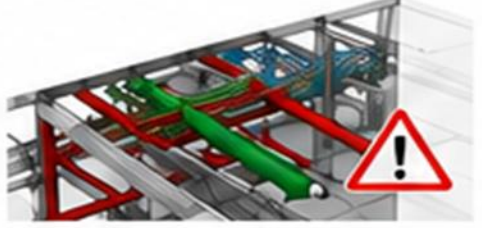


3D BIM Model (RVT)
Linked Models
Model Views

04

QUALITY CONTROL & COORDINATION

Review and validate the model for accuracy, alignment and coordination across disciplines.



- Model Review vs 2D
- Alignment & Geometry Check
- Clash Detection
- Issue Tracking & Resolution
- QA/QC Audit



Clash Report
Issue Tracker
QA/QC Report

05

DELIVERABLES & INFORMATION MGMT.

Issue coordinated models, 2D drawings and information in the required formats for review and construction.



- 3D Model & 2D Drawings
- IFC, NWC, RVT, DWG
- COBie / O&M Data
- Revision Control
- Issue for Review / Construction

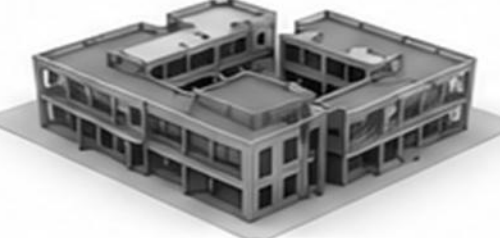


Issued Drawings (2D)
Model Files (3D)
Information Deliverables

06

AS-BUILT & HANDOVER

Update the model with approved site changes and deliver as-built model with O&M information.



- As-Built Model Update
- O&M Information
- Handover Documentation
- Final Deliverables



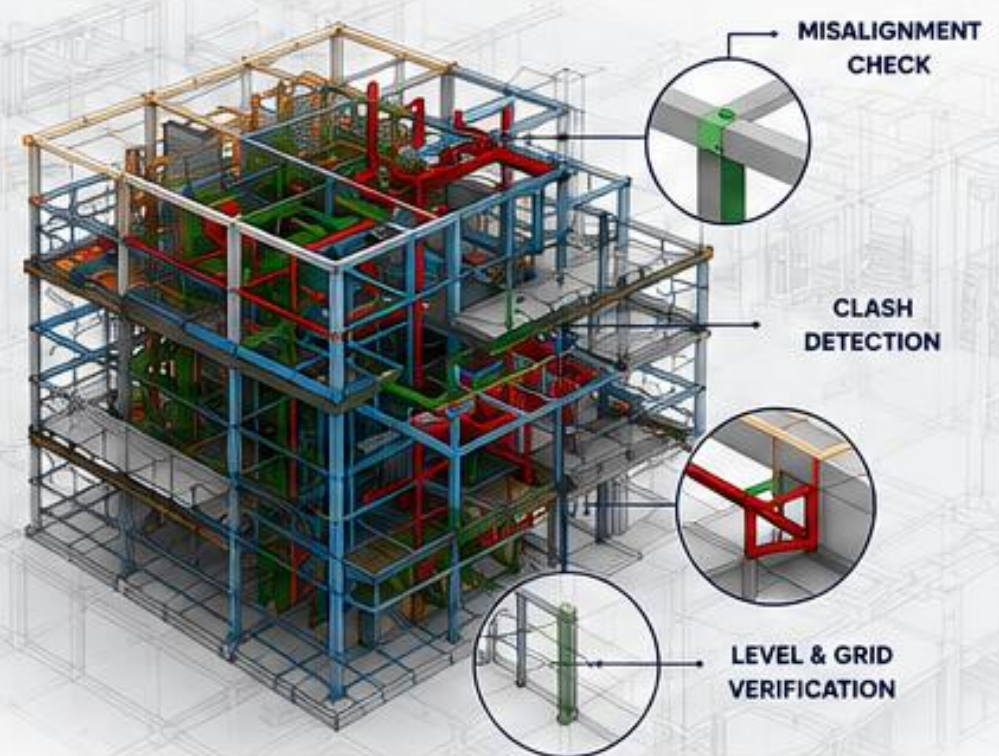
As-Built Model
O&M Data
Handover Package

DRM (DISCIPLINE RESPONSIBILITY MATRIX)					
MODEL ELEMENT	ARCH	STRUCT	MEP	INTERIOR	LANDSCAPE
 Walls	✓				
 Doors / Windows	✓			✓	
 Floors / Slabs	✓	✓			
 Structural Frame		✓			
 Columns / Beams		✓			
 HVAC Systems			✓		
 Plumbing Systems			✓		
 Electrical Systems			✓		
 Fire Fighting Systems			✓		
 Ceilings				✓	
 Furniture / Fixtures				✓	
 Planting / Softscape					✓
 Hardscape / Paving					✓
 Site Utilities			✓	✓	✓

LOD DEFINITIONS (AGREED)	
LOD 100	Conceptual – approximate size, shape, location and quantity.
LOD 200	Schematic – general systems, size, shape, location and quantity.
LOD 300	Detailed – accurate size, shape, location, interfaces and quantities.
LOD 350	Construction – fabrication level model with accurate connections.
LOD 400	Construction – fabrication level model with accurate connections and installation details.
LOD 500	As-Built – verified model reflecting the final constructed asset.

MODEL REVIEW & VALIDATION

- 2D Drawing Review
- Scope Verification
- LOD Compliance Checks
- Model Alignment Review
- Clash Detection
- QA/QC Validation
- Issue Tracking & Resolution
- Client-Ready Deliverables



SOFTWARE WE WORK WITH

AUTODESK REVIT
3D Modelling & Documentation
Parametric, accurate & intelligent models.

AUTODESK NAVISWORKS
Clash Detection & Coordination
Advanced clash detection and coordination.

AUTODESK CONSTRUCTION CLOUD
Common Data Environment
Centralized data, collaboration and document management.

REVIZTO
Model Collaboration
Integrated model review and issue management.

POWER BI
Reporting & Analytics
Powerful dashboards and performance insights.

ACCURACY
We deliver accurate and reliable information.

COLLABORATION
We work together for better coordination.

EFFICIENCY
We streamline processes and save time.

QUALITY
We ensure high quality in every deliverable.

COMMITMENT
We are committed to your project success.



<https://acc.autodesk.eu/docs/files/projects/f6f4e7e3-d20e-4b93-8e52-4beaa5e03d3e?folderUrn=urn%3Aadsk.wipemea%3Afs.folder%3Aco.itkggyZUQJW37dQrlyANpA&viewModel=detail&moduleId=folders>

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BIM Coordination & Clash Detection

Workflow

VALUE DELIVERED



Early Issue Detection



Improved Coordination



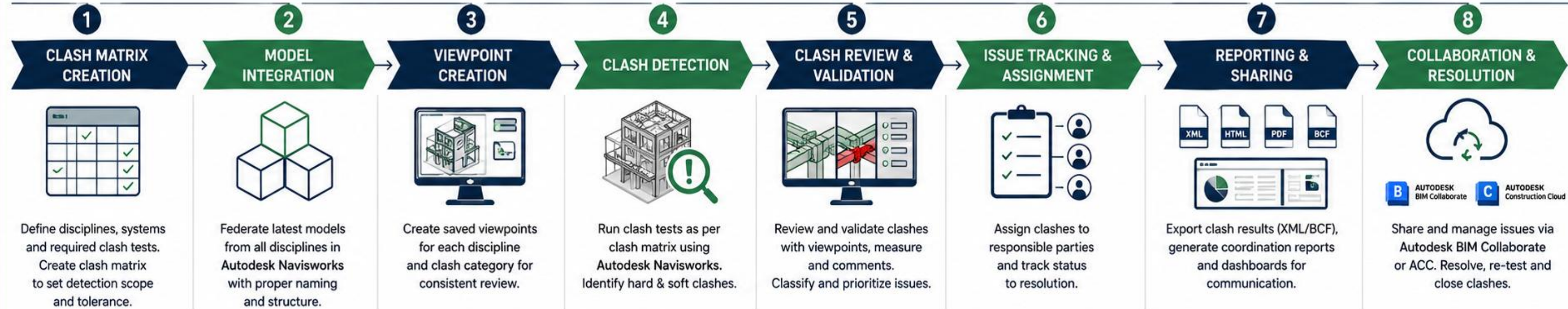
Time & Cost Savings



Transparency & Traceability



Better Project Outcomes



Key Derivable



Clash Matrix



Federated Model



Saved Viewpoints



Clash Results



Clash Review Report



Issue Tracking Log



XML / BCF Exports



Coordination Dashboard

Software for Coordination & Clash Detection



Advanced clash detection and coordination using powerful model aggregation and rule-based tests.

- Clash detection (hard & soft)
- Rule-based selection sets
- Timeliner & quantification
- Reports & issue tracking
- Model coordination



Cloud-based collaboration and issue management for smarter coordination and decision-making.

- Model coordination
- Issue tracking & workflow
- Document management
- RFIs & submittals
- Dashboards & reports



Intuitive clash detection with smart grouping, filtering and streamlined issue management.

- Fast & accurate clash detection
- Smart grouping & filtering
- Issue management
- BIM collaboration
- BCF reporting & export



Integrated BIM coordination and clash management in a single collaborative platform.

- Clash detection
- Issues & markup
- Real-time model coordination
- 2D/3D comparison
- BCF communication



Powerful data visualization and analytics for clash reporting and project insights.

- Interactive dashboards
- Clash analytics & KPIs
- Custom reports
- Data modeling
- Real-time insights

Example of clashes model from 2D drawing

CLASH 01 ⚠️

HVAC DUCT vs FIRE SPRINKLER PIPE

CLASH STATUS
Hard Clash

ACTION REQUIRED:
Reroute pipe or adjust duct elevation

CLASH 02 ⚠️

ELECTRICAL TRAY vs HVAC DUCT

CLASH STATUS
Hard Clash

ACTION REQUIRED:
Reroute tray or adjust duct elevation

CLASH STATUS:

- Hard Clash (Interference)
- Soft Clash (Clearance)

Workflow:
Detect → Review → Assign → Resolve → Verify → Close

4D BIM Scheduling

4D simulation brings your programmer to life - visualising crane sequencing, trade onboarding, and potential clashes in a single, navigable timeline. Every stakeholder sees the site logic before work begins.

- Site and surrounding landscape features
- Structural elements
- Architectural elements
- MEP verticals and internal components
- Equipment and logistics considerations

Visualization of Building Components:



DOCUMENTATION, AS-BUILTS & ASSET MANAGEMENT

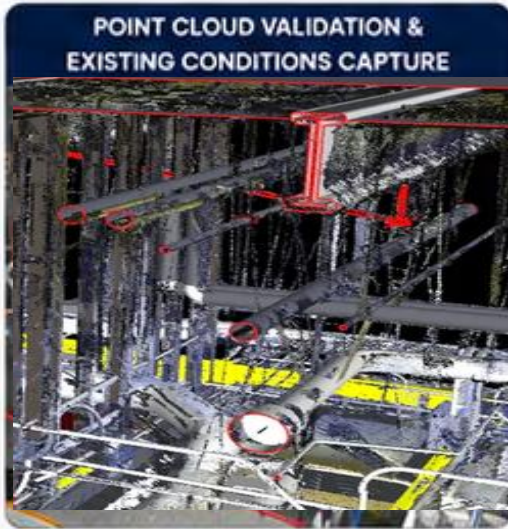
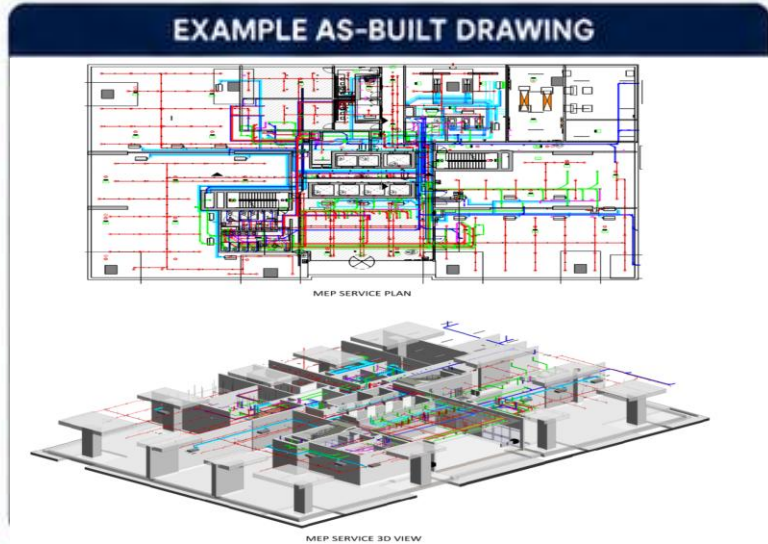
Accurate Documentation. Reliable Models. Smarter Asset Handover.

SHOP DRAWINGS & AS-BUILT DOCUMENTATION

SureBIM provides comprehensive Shop Drawing and As-Built Documentation services by integrating site information, point cloud scans, redline mark-ups, and BIM model updates. We ensure that project deliverables accurately represent installed conditions and support efficient project close-out and handover.

KEY SERVICES

- Update 2D Drawings and 3D Models
- Incorporate Site Redlines & Mark-Ups
- Point Cloud Processing & Scan-to-BIM
- Model Verification & QA/QC
- Shop Drawing Production
- As-Built Documentation Management
- Asset Information Population

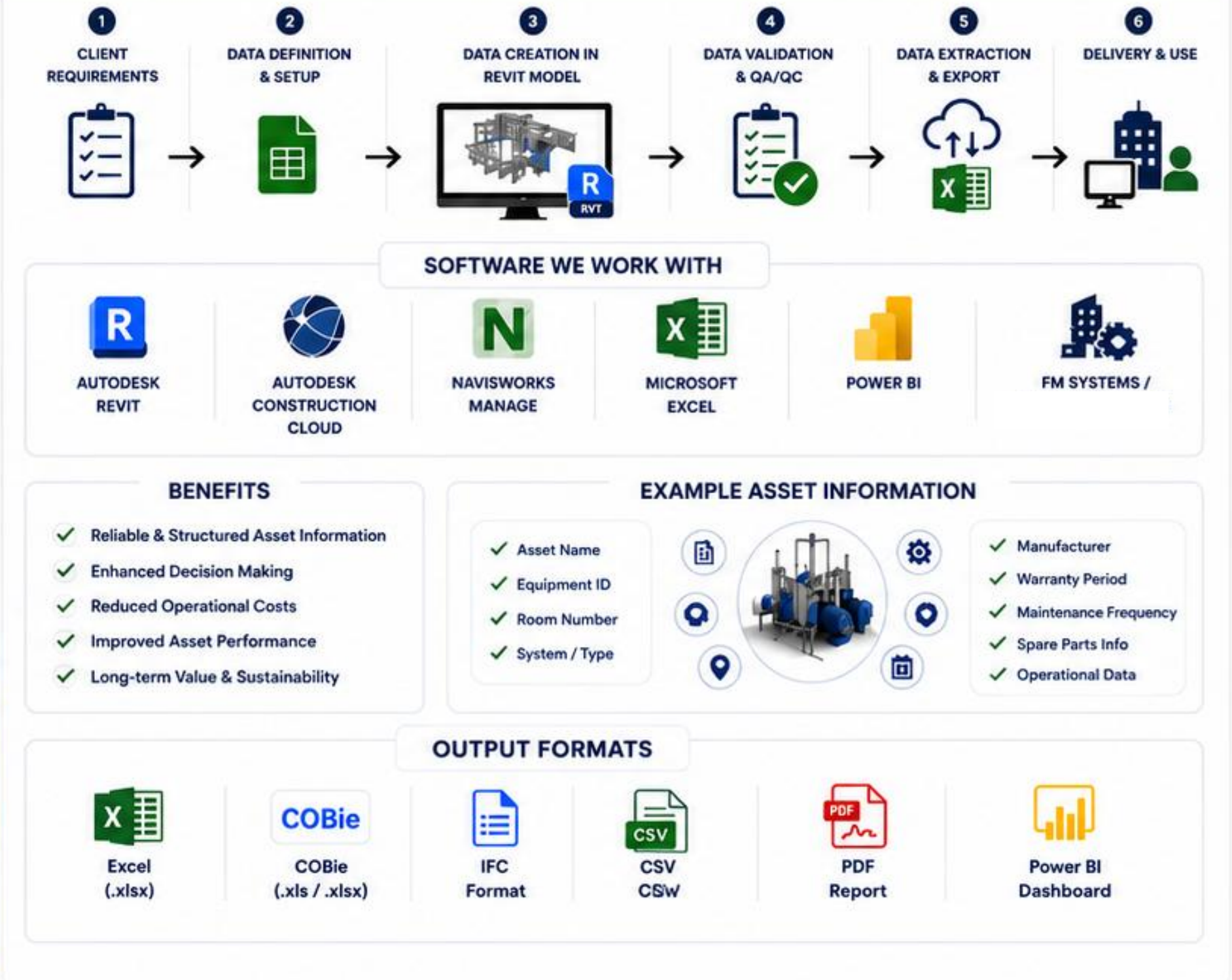


ASSET DATA MANAGEMENT & STRUCTURED INFORMATION DELIVERY				
	A	B	C	D
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2	The selected equipment located	Equipment Description	0117 04 05	0117 04 05
3	The selected equipment located	Equipment Description	0117 04 05	0117 04 05
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12	The selected equipment located	Equipment Description	0117 04 05	0117 04 05
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OUR PROCESS



ASSET INFORMATION MANAGEMENT WORKFLOW



KEY BENEFITS

ACCURATE SITE REPRESENTATION

REDUCED REWORK & COORDINATION ISSUES

RELIABLE ASSET INFORMATION

IMPROVED HANDOVER QUALITY

FM & OPERATIONS READY DATA

COBie & CAFM COMPATIBLE DELIVERABLES



SUREBIM

BIM PROJECT MANAGEMENT

Client & Consultant Services

Built on the backbone of SureBIM's robust 3D modelling, 4D planning, asset information management, and As-Built expertise, we provide comprehensive BIM project setup and management services. SureBIM supports clients from initial BIM implementation through to coordinated project delivery, ensuring structured workflows, compliance, and collaboration.



SERVICES WE OFFER



Preparation of BIM Documentation (BEP & EIR)

Developing BIM Execution Plan and Employer's Information Requirements tailored to project goals.



BIM Requirements & Standards Advisory

Advising on BIM requirements, standards, and best practices to ensure alignment and compliance.



BIM Project Setup & Environment Configuration

Full project setup including folder structure, naming conventions, worksets, templates, and model environments.



Planning & Leading BIM Kick-Off Meetings

Organizing and leading BIM Kick-Off meetings to align teams, roles, responsibilities, and deliverables.



Software Advisory & Workflow Strategy

Advising on software capabilities and establishing optimal workflow strategies across disciplines.



Creation of Project-Specific Revit Templates & Drawing Sheets

Developing standard-compliant Revit templates, title blocks, legends, and drawing sheets.



Weekly Model Federation & Coordination Meetings

Coordinating and reviewing federated models weekly to resolve clashes and track progress.



3D Model Reviews & Progress Validation

Conducting 3D model review sessions to visualize, validate and ensure project accuracy and completeness.

BIM PROJECT MANAGEMENT WORKFLOW



KEY OUTCOMES



Clear Objectives & Alignment



Standardized Processes



Better Coordination & Collaboration



Reduced Rework & Errors



Improved Quality & Compliance



Timely Delivery & Handover

DISCIPLINES WE SUPPORT



ARCHITECTURAL



STRUCTURAL



MEP



FIRE PROTECTION



PLUMBING



ELECTRICAL



CIVIL



SPECIALIST



SUREBIM

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Roadmap

Clear stages for smarter project development



3D Scanning

Laser scanning for accurate digital capture and real-time verification - with deviations under 20mm. Deliverables include point clouds, 360° walkthroughs, and Revit/Navisworks-compatible mesh models.



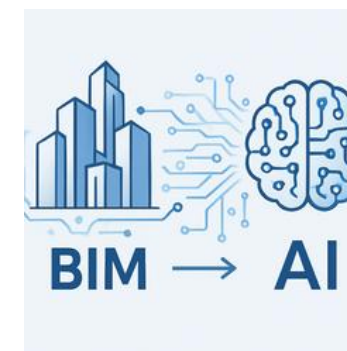
5D Cost & Quantity Take-off

Model-linked quantity take-offs tied directly to the BOQ, tracking the financial impact of every design change. Cross-discipline discrepancies surface on a live dashboard for real-time monitoring.



Dashboard Creation

Custom dashboards integrating BIM and cloud workflows with CDM processes - delivering live visibility on drawing status, clashes, and programme timelines.



Site Print Robot

Automated on-site layout marking - plaster lines, tile positions, wall setouts - printed directly from approved plans. GPS-guided positioning to under 2mm tolerance, cutting human error and boosting quality control.

We offer a strong track record on complex programmes; cutting-edge tooling and process; coordination discipline; site-ready outputs; and an unshakeable commitment to service and innovation.

It begins when you get in touch: connect@surebim.com

THANK YOU