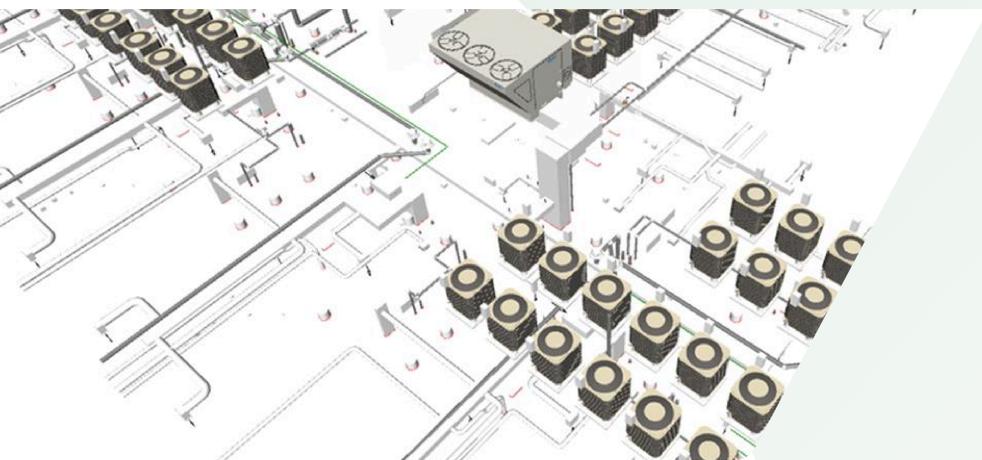


Affordable Housing Development

Owner	Location	Year
Private	MD, United States	2024

This Maryland, was a classic transit-oriented affordable housing development (TOD) featuring a building comprising a 1-story Type 1A concrete podium with below-grade S-2 parking and 5 stories of Type 3A wood construction above. This development encompasses 193 residential units (R-2), amenity space (A-3), a leasing office (B), and retail (M) at the ground level, capitalizing on its crucial location to offer convenient public transit access in the area, and the wider region. Appealing to those seeking a less congested, suburban lifestyle with urban connectivity, this project promotes a walkable, dense, mixed-use community to reduce car dependence and foster a vibrant neighborhood.



At the project outset, Fractile developed the BIM Execution Plan (BEP) for all project stakeholders. Having received incomplete design models, Fractile completed supplemental modeling tasks to populate additional information & running clash detection during the design stage, sharing conflict reports with the design team for resolution. During the Construction stage, Fractile utilized the trade models to conduct weekly coordination meetings & resolve clashes, involving the design team as needed. Following coordination, Fractile generated composite drawings for MEPF subcontractor sign-off. As an alternate, Fractile is creating As-Built models reflecting field changes for record-keeping and facilities management.

Playing a role of a trusted advisor to a company with low BIM maturity, Fractile set up the multi-project BIM standards, before developing project specific BIM Execution Plan to align stakeholder roles & responsibilities, and information exchange protocols, serving as a roadmap for the entire BIM process. Fractile also provided training & consulting services to multiple stakeholders demonstrating ability in extended BIM Management.

