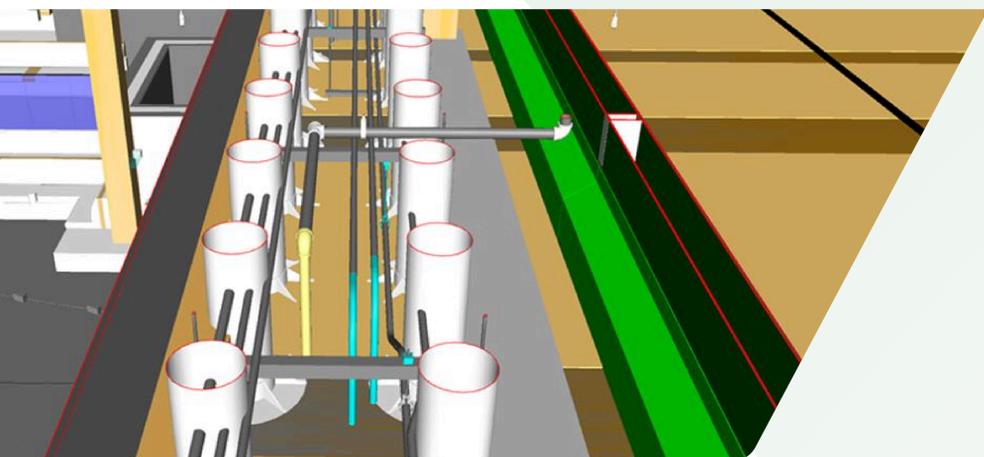


## Case Study

# Student Services Building

Owner	Location	Year
Private	MD, United States	2024

This 138,000-square-foot, four-story campus social hub, is intended to enhance creative expression and social engagement through its features including a 250-seat theater, dance studio, dining hall, and various outdoor gathering spaces. The building is constructed with a distinctive mass timber structure comprising 29 roof elements and a unique steel curtainwall façade, highlighting complex coordination requirements on the project. The project broke ground in fall 2021 and was completed in the summer of 2025.



Fractile actively coordinated with the owner's representatives, architects and contractors to identify design issues & supplementing the architect's model by creating detailed representations of missing architectural elements critical for construction coordination. This included modeling & coordination of king studs, raised access flooring components, cold formed metal framing, the roofing assembly, the MFC-01 ceiling, and temporary clerestory walls. Additionally, Fractile also provided a new deliverable - design change analysis between drawing sets in a user-friendly, shareable format, quantifying and visually mapping changes by discipline.

This project underscored the critical need for effective BIM collaboration, which Fractile expertly addressed by engaging with the owner and designers to align project coordination requirements, balancing design objectives with constructability, and ensuring seamless integration across the Architect, Engineer, and Contractor teams through active management of live project updates. Fractile's targeted supplemental modeling and proactive coordination efforts ultimately yielded substantial time and cost savings for the owner.

