

BIM modeling services

CAD or PDF drawings converted into BIM, with quantities, schedules and as-built records.



ILLUSTRATIVE 3D MODEL

SOFTWARE

Autodesk Revit, Autodesk Navisworks, AutoCAD

YOU RECEIVE

Revit model (RVT) to the agreed LOD; IFC and NWD exports as needed

REPLY TIME

A scoped quote within one working day. NDA first if you ask.

IN PLAIN WORDS

BIM modeling, explained.

IN PLAIN WORDS

If you have 2D drawings, we convert them into a full 3D BIM model. If you need to know how much material a building needs, or how the build will unfold week by week, we use the model to answer that too.

BIM modeling is the core of what we do: turning drawings, sketches and specifications into a coordinated, data-rich model in Revit. The same model then does more work. Quantities for cost planning, a link to the construction schedule for 4D visualization, energy and sustainability studies, and an as-built record for operations.

We build to a level of development agreed in advance, because the single most common cause of disputes on outsourced modeling is an unwritten difference in what each side meant by detail. We write it down first.

LEVEL OF DETAIL

LOD 100, 200, 300, 350, 400 and 500 per the BIMForum specification. We agree the level per element category before work begins.

SOFTWARE AND FORMATS

Autodesk Revit, Autodesk Navisworks, AutoCAD. Delivered as RVT, RTE, IFC, DWG, PDF, NWD.

WHO IT IS FOR

Architects, engineers and consultants needing capacity. General contractors. BIM consultants. Owners and developers.



WHAT IS INCLUDED

What we build and deliver.

01 CAD to BIM and PDF to BIM Converting 2D drawings into 3D models of any building type, with assumptions recorded.	02 Revit modeling, all disciplines Architectural, structural and MEP models to LOD 100, 200, 300, 350, 400 or 500.
03 Quantity take-offs and 5D Counts, areas, volumes and cost data linked to the model for estimators.	04 4D scheduling Linking the model to the schedule so the sequence of construction can be seen and tested.
05 6D and sustainability data Model information for energy, carbon and material studies.	06 As-built and facility models Updating the model to the building as built, for handover and facility management.

What you send us

- Drawings in DWG or PDF, or Revit files if you already have them
- The level of detail (LOD) you need and the BIM standard or BEP the project follows
- Your title block, sheet size and naming standards
- A named contact for questions

What you receive

- Revit model (RVT) to the agreed LOD
- IFC and NWD exports as needed
- Schedules and quantity take-offs
- 4D sequence file or video where in scope
- A modeling log of assumptions and queries

— HOW A PROJECT RUNS

Four steps, **written down.**

01

Send us your drawings

Share what you have: DWG, PDF, a Revit model or a point cloud, with the services and level of detail you need.

02

We scope and quote

We read the drawings and write down the scope, the LOD and any assumptions, then give a fixed price or a rate.

03

We model and check

Our team builds the model, then checks it: model health, coordination and clash tests where in scope.

04

You receive the model

Revit, IFC, DWG, PDF and NWD files with a note of what we assumed and flagged. Revisions follow the agreed scope.

— WHERE WE WORK

UNITED KINGDOM

UNITED STATES

CANADA

AUSTRALIA

UAE AND THE GULF

EUROPE

Standards, units and working hours differ by region. Our market pages at www.sactik.com explain each one.

— COMMON QUESTIONS

Is Revit modeling the same as BIM modeling?

Revit is the software; BIM is the method. A Revit model built without data, structure or standards is just 3D. A BIM model is organized so that it can be coordinated, scheduled and handed over.

Can you work in ArchiCAD or other tools?

Our work is Revit-based. We can exchange IFC with other platforms. If your project needs another authoring tool, discuss it with us at the start.

How do you price a modeling job?

By scope: the area, the disciplines, the LOD and the standard of the source drawings. We agree a fixed price for a defined scope, or an hourly or monthly rate for ongoing work. See our pricing guide.

Send us your **drawings.**

We reply with a scoped quote, usually within one working day. We will sign your NDA first if you ask.

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