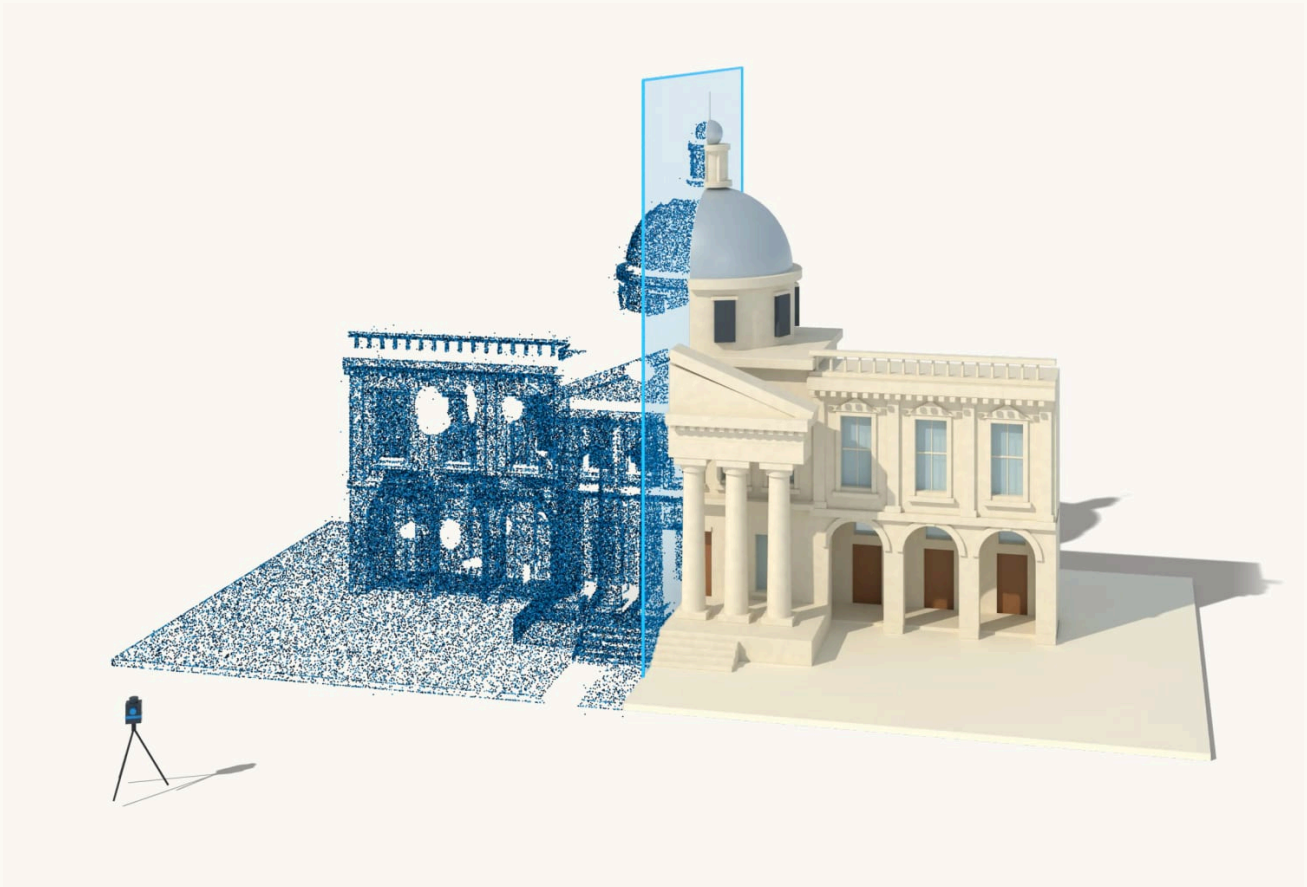


Scan to BIM services

A laser scan of an existing building turned into an accurate, usable 3D model.



ILLUSTRATIVE 3D MODEL

SOFTWARE

Autodesk Revit, Autodesk Navisworks, AutoCAD

YOU RECEIVE

As-built Revit model (RVT); Deviation report against the point cloud

REPLY TIME

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

IN PLAIN WORDS

Scan to BIM, explained.

IN PLAIN WORDS

Surveyors scan an existing building with a laser, producing millions of dots in 3D. We turn that cloud of dots into a clean, intelligent model of the walls, floors, beams and pipes, so renovation can be designed against what is really there.

Old drawings of existing buildings are often wrong. A laser scan records reality as a point cloud, and Scan to BIM turns it into something designers can use: a Revit model of the as-built condition. It is the basis for renovation, refurbishment, change of use and facilities management.

You, or your survey partner, capture the scan; we model from it. We work from the common point-cloud formats and register the model to the cloud, then verify it against the data and report where the building deviates from a perfect grid. How closely we model is set by the level of development and accuracy you specify, not by guesswork.

LEVEL OF DETAIL

As-built LOD 200 to 500. Accuracy is a separate question: the USIBD Level of Accuracy specification describes how closely the model must match the scan.

SOFTWARE AND FORMATS

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

WHO IT IS FOR

Architects planning a renovation or extension. Surveyors and scanning companies that need a modeling partner. Facility managers who need an as-built model. Contractors verifying existing conditions.



— WHAT IS INCLUDED

What we build and deliver.

01 Architectural as-built Walls, floors, roofs, openings, stairs and structure modeled from the scan, with irregularities respected.	02 Structural as-built Columns, beams, slabs and foundations visible in the scan, modeled with the sections they actually have.
03 MEP point cloud modeling Visible ducts, pipes, trays and equipment modeled from the cloud, with unseen runs clearly marked as assumed.	04 Deviation checks Comparing the model with the cloud to show where it matches and where the building is out of true.
05 Infrastructure and heritage Complex geometry such as domes, carvings and bridges, modeled to an agreed tolerance.	

What you send us

- Registered point cloud in RCP, RCS, PTS or E57
- Scan control information and coordinate system
- The required level of development and accuracy, ideally as LOD and LOA
- Any existing drawings, even if unreliable

What you receive

- As-built Revit model (RVT)
- Deviation report against the point cloud
- Sheets and sections if required
- Assumptions log for anything the scan could not see
- IFC export

— 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

Do you do the laser scanning?

We model from scans. If you need scanning on site, tell us where the building is and we can discuss options with a survey partner.

How accurate is a Scan to BIM model?

It is as accurate as the scan allows and the tolerance you specify. We state the level of accuracy we are working to and show a deviation check, rather than quoting a single number for every project.

What can you not model from a scan?

Anything the scanner could not see: services above ceilings, inside walls or below slabs. We mark those clearly as assumed or unknown.

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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