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DAVATELJA PVC SUSTAVA
ZA GRAĐEVINSKU STOLARIJU
Hrvatska gospodarska komora

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Upravljanje nekretninama za kvalitetnije projektiranje

Predavač: dia, Gianmarco Ćurčić Baldini



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imam BIM
trebam FM

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Ne bih bio ja da ne počnem priču s BIM-om. Želim napraviti mali uvod i posjetiti zašto želimo, ili zašto trebamo BIM.

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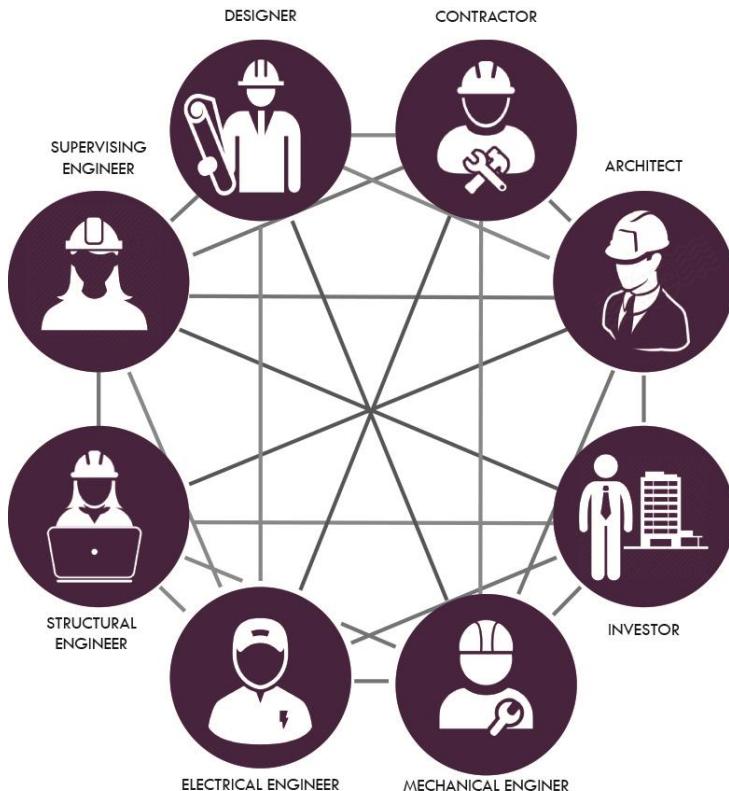
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COMMUNICATION IS THE KEY



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The central graphic features the text "BIM powered by Baldinini studio". Below it, four purple arrows point from the text to specific software logos: "Arhitektura" points to ALLPLAN ARCHITECTURE 2017; "Konstrukterstvo" points to ALLPLAN ENGINEERING 2017; "Statika" points to SCIAENGINEER PRECAST SOFTWARE engineering; and "Instalacije" points to AX3000. At the bottom, there are additional software logos: SPACEWELL A NEMETSCHEK COMPANY, BLUEBEAM, ALLPLAN BIMPLUS, SOLIBRI, and LUMION.

BIM powered by **Baldinini studio**

Arhitektura

Konstrukterstvo

Statika

Instalacije

ALLPLAN
ARCHITECTURE 2017

ALLPLAN
ENGINEERING 2017

SCIAENGINEER
PRECAST | SOFTWARE engineering

AX3000

SPACEWELL
A NEMETSCHEK COMPANY

BLUEBEAM

ALLPLAN
BIMPLUS

SOLIBRI

LUMION



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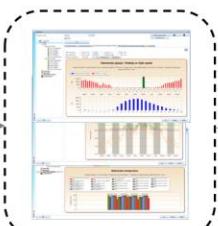
Energetska simulacija na 2D i na BIM projektima



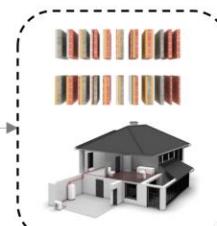
2D projekt
BIM projekt



Energetska analiza



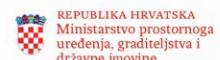
Rezultati



Bolja odluka

Zadovoljniji
investitor

Kvalitetniji
projekt



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Pouzdanost nosi



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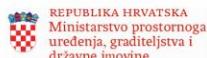


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Energetska simulacija

- Energetska simulacija po satnom mehanizmu proračuna
- Analiza svih elemenata ovojnica zgrade
- Analiza tehničkih rješenja
- Odabir uređaja i opreme
- Ekonomска opravdanost ugrađenih rješenja



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Optimalna građevina, projekt bez grešaka, građenje u budžetu i bez kašnjenja su nam pojmovi kojima težimo i upravo modernim tehnikama projektiranja i građenja se tome možemo približiti.

Ali i dalje nam ostaje golemi dio kolača koji se zove „Trošak korištenja zgrade”

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MAKE
BUILDINGS
WORK
FOR
PEOPLE



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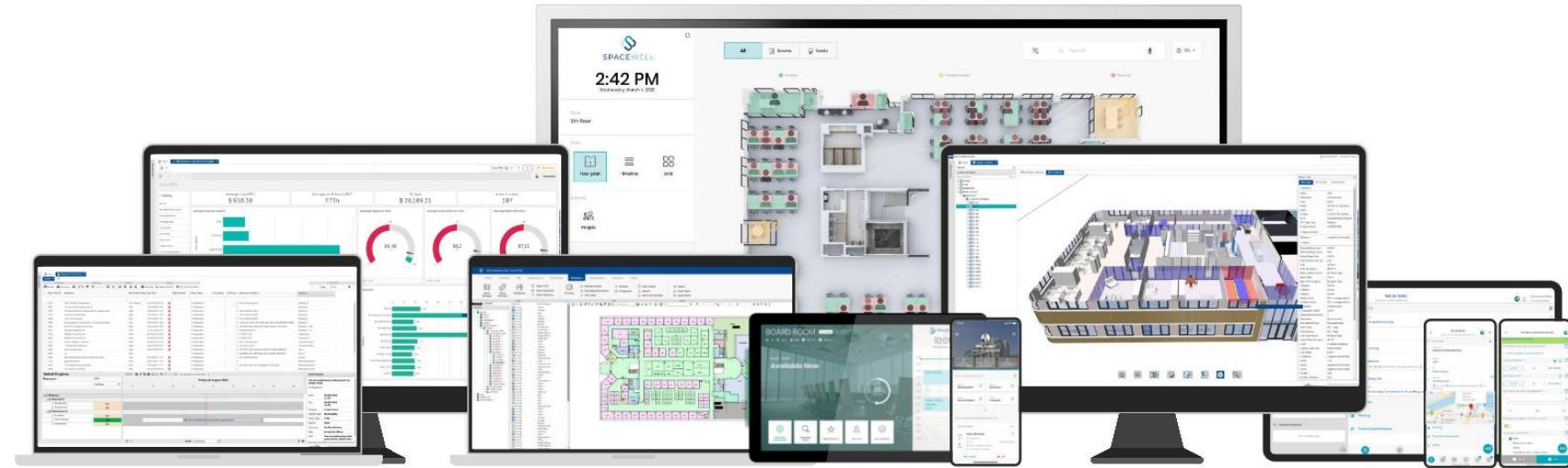
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 **SPACEWELL**
A NEMETZHEK COMPANY



Spacewell je modularni, korisnički usmjeren IWMS koji organizacijama omogućuje prilagođeno održavanje i upravljanje građevinama i nekretninama, njihovu analizu i kreiranje izvještaja.





Spacewell



7 rješenja

1 modularni softver izrađen od 7 integriranih rješenja za upravljanje, održavanje, nekretnine, prostore, rezervacije i korisničko iskustvo



Izvorno pametan

Spacewell korisniku omogućava spoj IoT i BIM tehnologije i na taj način pruža opipljiv uvid u imovinu.



Cloud i Host

Spacewell možete koristiti putem clouda ili lokalno na računalu.



Prilagodljiv

Spacewell je 100% prilagodljiv, sve se prilagođava i upravlja prema klijentovim potrebama.





Spacewell – pregled mogućnosti



Facilities

Ensure service excellence to boost the occupant experience



Maintenance

Optimize the life-cycle performance of buildings & installations



Real Estate

Manage the financial and operational performance of your buildings



Space

Successfully monitor and manage the rapidly changing workplace



Reservations

Ensure an optimal meeting and visitor experience



Assets & BIM

Accurately track and manage all your organization's assets

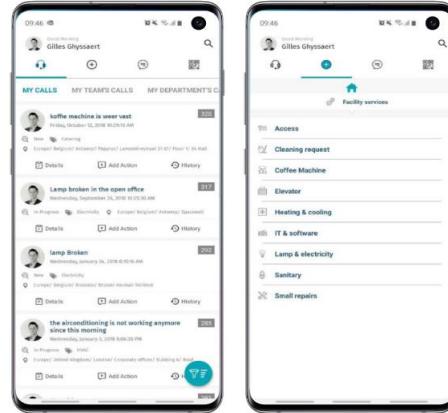


Workplace Experience

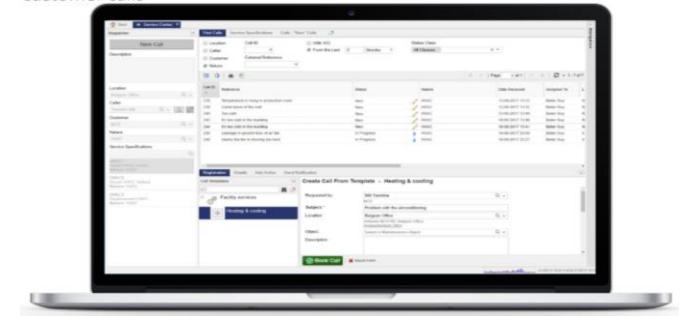
Increase employee productivity with the workplace at their fingertips



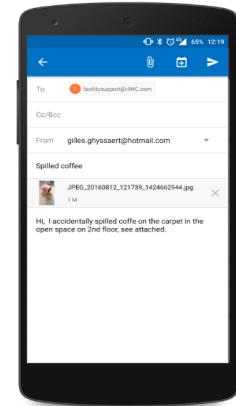
Spacewell – paćenje poslova i zadaci



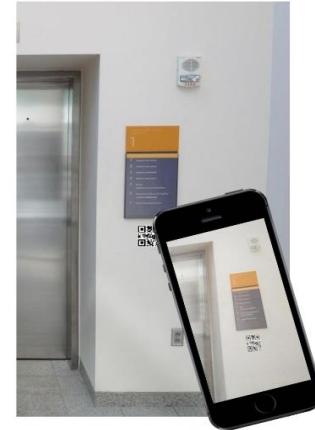
Rezervirajte usluge putem
mobilne aplikacije



Izradite radni nalog
putem računala



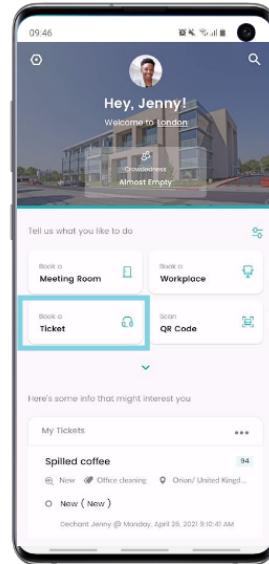
Izradite radni nalog
slanjem maila



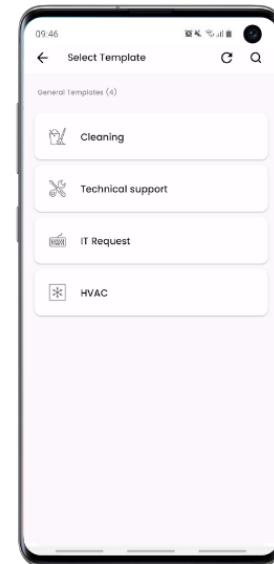
Izradite radni nalog
skeniranjem QR
koda



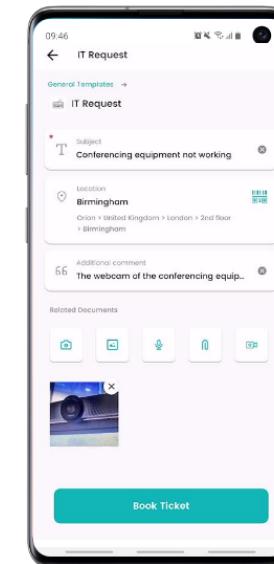
Spacewell – Book a ticket



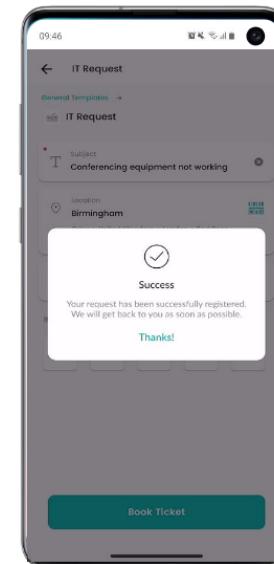
Let's start



Select the template



Fill in the fields & attach documents / pictures

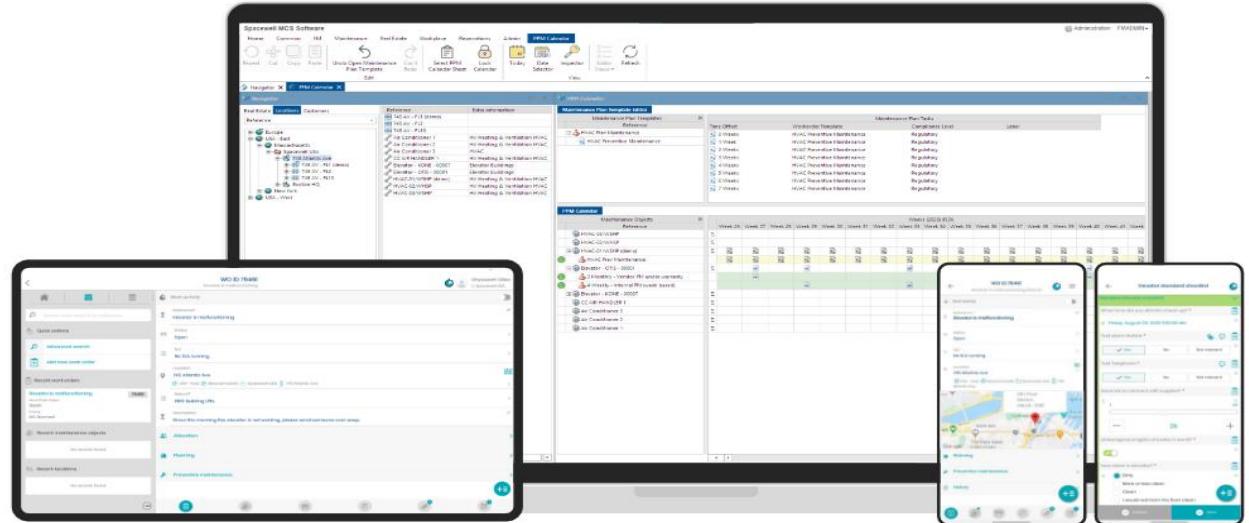


All done!



Spacewell – za održavanje

- Praćenje stanja imovine
- Višegodišnji planovi održavanja – import/unos vremenskog rasporeda
- Kreiranje radnih naloga i automatsko obavještavanje ugovorenih strana
- Upravljanje sa Service Level Agreement (SLA)
- Procesi
- Vrijeme, troškovi, računi, dokumentacija





Spacewell – redoviti servisi, preventivni servisi

redoviti servisi dizala



redoviti servisi protupožarne
instalacije i protupožarnih
aparata u zgradama



redoviti servisi na
uredajima za grijanje



specifični redoviti servisi



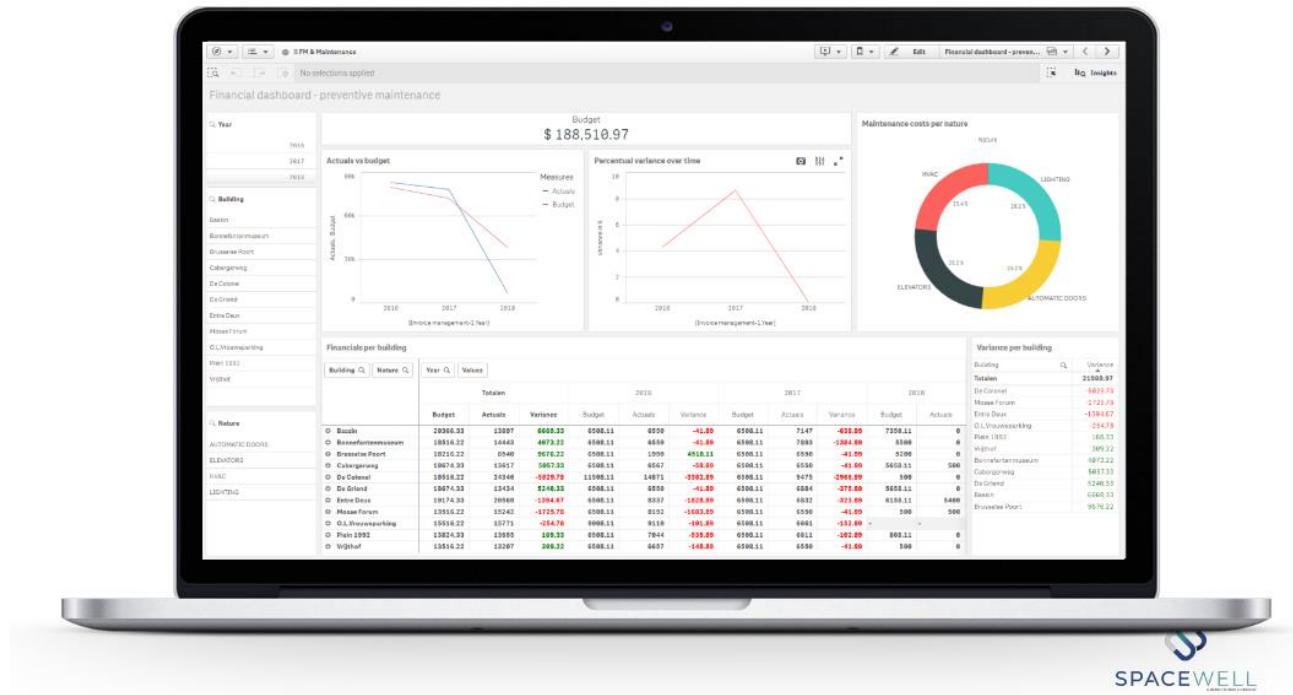
redoviti servisi na
instalacijama vodovoda,
kanalizacije, električne, plina





Spacewell – kontrola troškova

- Pratite vaše troškove održavanja
- Bilježite planirane i stvarne troškove
- Pripremite budžet
- Jednostavno dijelite i spremajte vaše rezultate



SPACEWELL
Smart Building Solutions

Af

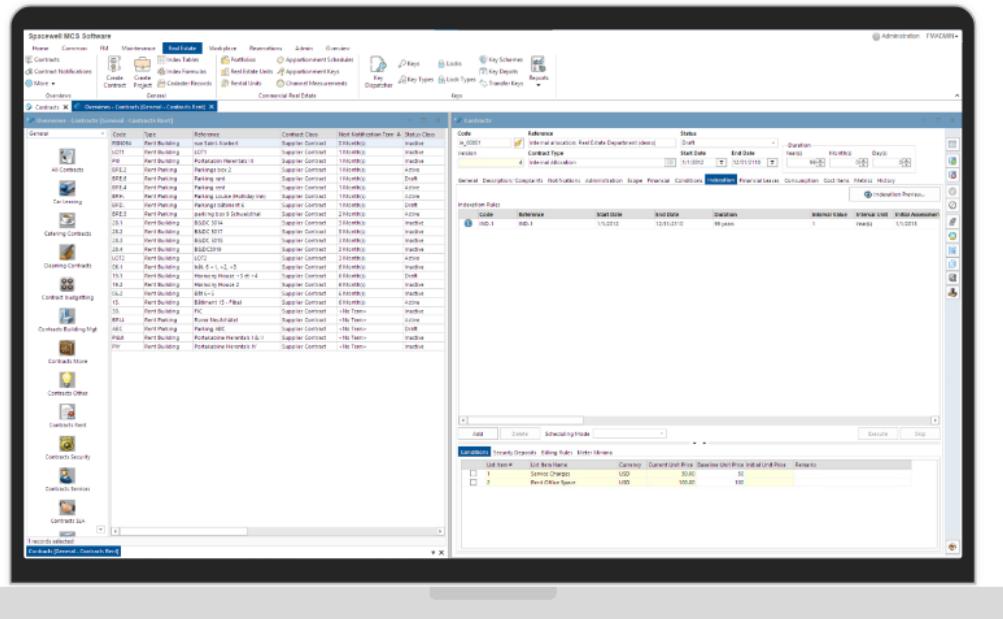


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Spacewell – za nekretnine

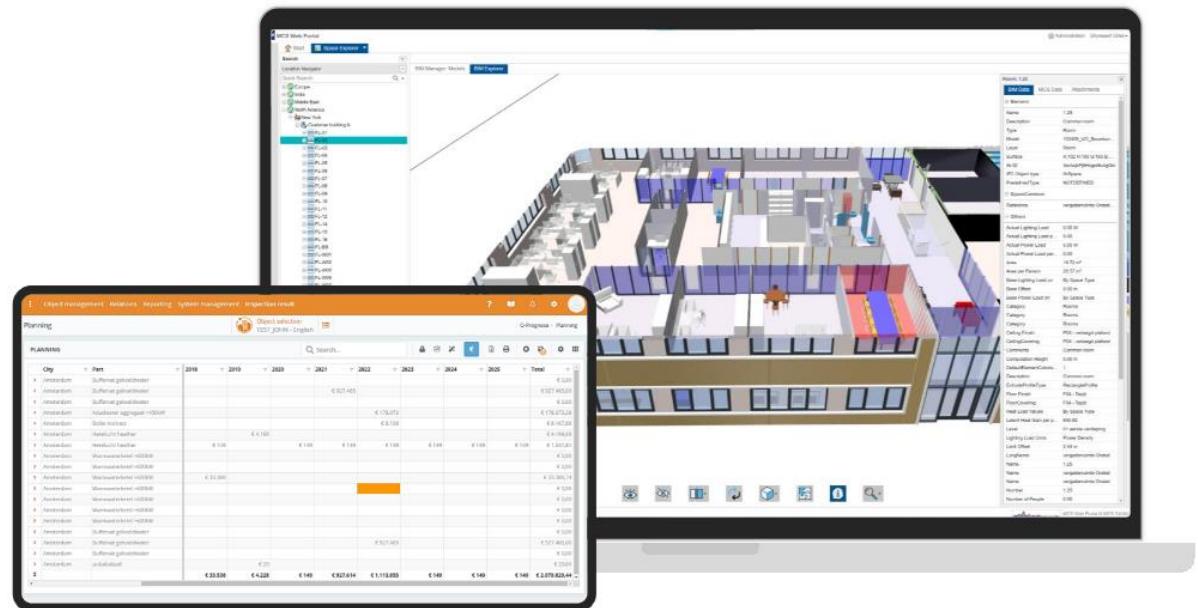
- Centralno upravljanje ugovorima o najmovima (revizije, uvjeti, plaćanja, produženje)
- Donošenje sveobuhvatnih odluka o imovini (obnoviti, proširiti, kupiti, izgraditi, prodati, vratiti u najam)
- Automatizacija raspodjele troškova najma i naknada
- Uvid u sve troškove (najma, projekta, održavanja, režija)





Spacewell – za imovinu i BIM

- Dvosmjerna BIM integracija
- Upravljanje inventarom
- Automatski unos informacija o prostorijama i inventaru
- Digitalni pregled konstrukcije
- Višegodišnji planovi troškova
- Automatizacija i vizualizacija
- Smanjenje papirologije i nejasne komunikacije





Spacewell – za imovinu i BIM

MCS WebPortal

Start Space Explorer

Building C3A Building

Property	Value
Reference	C3A Building
Location ID	0000066788
Location Code	C3A
Location Number	
Description	
Status	V_Active
Created By	John Doe
Created On	15/06/2020 19:15
Last Modified By	John Doe
Last Modified On	16/06/2020 15:58
Building Type	Office
Land	
Cost Center	
Fiscal Entity	
Address	
Postal Code	
City	
City Sub Division	
Region	
Sub Region1	
Sub Region2	
Country	
Prorating Information	
Property	Value
Prorating Factor	1
Derived Prorated Area	1
Overridden Prorated Area	No
Prorated Area	763.32 m ²

Administration Doe J.

Space Explorer

Search

Location Navigator

Quick Search

- 1-Area-03-03-20 (1-Area-03-03)
- AQA_Area 1 (AQA_Area)
- BKJ_Area
- COMPANY AG BELGIUM
- BE (Belgium)
 - Belgium
 - Brussels - old (Province Brussels)
 - Bruxelles-Brussel
 - Province du brabant wallon (Province Brabant)
 - Province Hainaut
 - Province Liège
 - Province Namur (Province Namur)
 - Province Antwerpen
 - Province Limburg (province Limburg)
 - Province Oost-Vlaanderen
 - Gentbrugge (9050)
 - Merebeke (9820 Merebeke)
 - Ninove (9400 Ninove)
 - Zwijnaarde
 - C3A
- C3A Building
- C3B Building
- Oosterzele
- Provincie Vlaams Brabant
- Provincie West-Vlaanderen
- Site Value Added Services
- COMPANY INTERNATIONAL
- Covid-19-Area_ref (Kovid-19-Area_ref)
- DEMO Area
- Eandis Patrimonia
- ENR_BDI_2021_HA
- Quick Search
- Advanced Search
- Compound Documents
- BIM Manager



Spacewell – sučelje prilagođeno korisniku

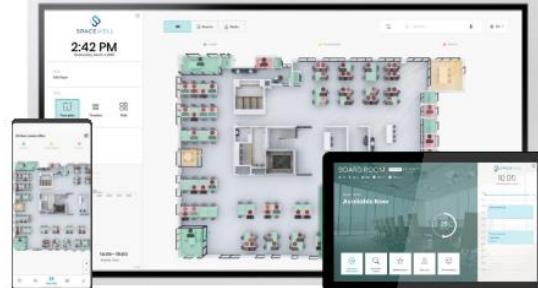
MONITOR
Building utilization & ambient conditions

- Space**
Occupancy, utilization, social distancing
- Comfort**
Temperature, humidity, CO₂
- Air Quality**
TVOC, air pressure, radon



ASSIST
Employees & visitors

- Real-time guidance**
Wayfinding, locate people, availability, crowdedness
- Booking**
Rooms, workspaces, tickets
- Personalized experience**
Recommendations, community feedback



TRANSFORM
Services & way of working

- Cleaning & facility services**
Dynamic servicing, mobile work & safety instructions
- Hospitality services**
Real-time response, floor plan based guidance
- Workplace concepts**
Activity based, capacity planning, redesign





Spacewell – sučelje prilagođeno korisniku

DATA COLLECTION

Anonymous, vendor agnostic



BOSCH Schneider Electric VERGESENSE
 SIEMENS Signify PointGrab
 AIRTHINGS Office 365 bGrid

REAL-TIME MONITORING

Space, Comfort, Air quality



Space utilization



Air Quality

DATA INSIGHTS

Space, Comfort, Air quality



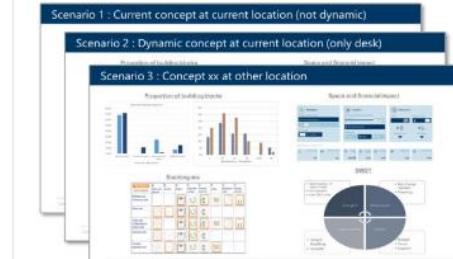
Data analytics



Industry standard reports

RECOMMENDATIONS

Workplace concepts, HVAC tweaks



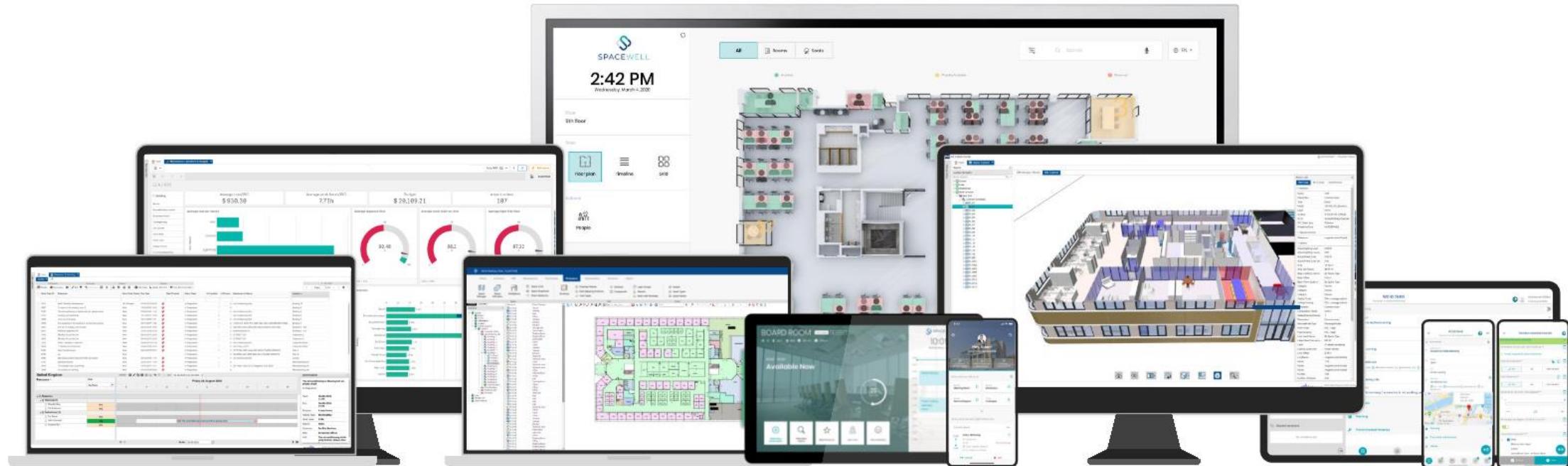
Workplace Concepts



Saving opportunity simulations



Spacewell – sučelje prilagođeno korisniku

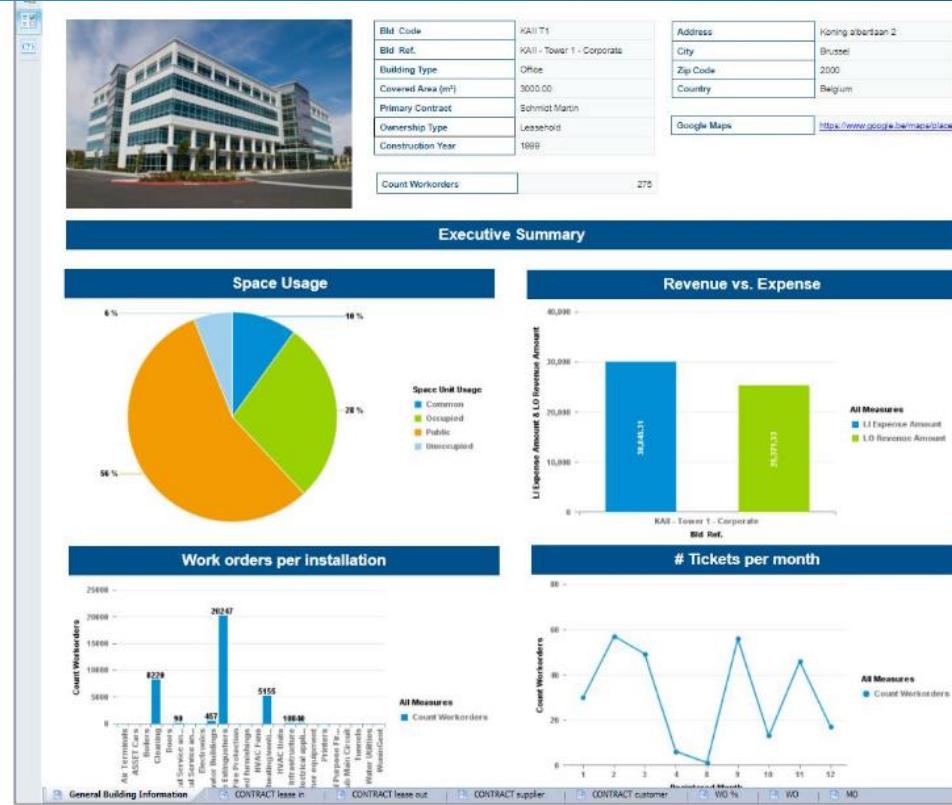




Spacewell – izvještaji

Business Intelligence izvještaji:

- Drag-and-drop opcija za formiranje izvještaja
- Izrada izvještaja od svih MCS rješenja
- Personalizirani način prikaza
- Real time podaci
- Zakazivanje automatskih izvještaja

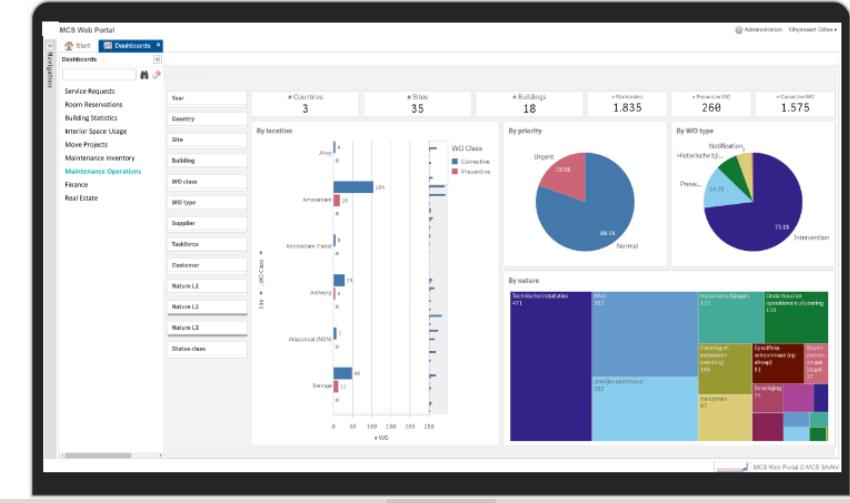




Spacewell – izvještaji

Dashbordovi – najbolje prakse

- Service Requests
- Room Reservations
- Building Statistics
- Interior Space
- Usage
- Move Projects
- Maintenance Inventory
- Maintenance Operations
- Fiance
- Real Estate





Spacewell – primjeri iz prakse



Industrial Equipment Producer

Optimize and automate FM and maintenance to support 2,000 users.

More responsive service delivery and security compliance.

CAD-based space management.

Streamlining of processes



Local Government

Increased ticketing efficiency and 80% fewer phone calls thanks to online status tracking.

Technicians can access information in the field & management can identify bottlenecks.

Efficiency gains through MCS and advisory services



Service Organization supporting 18,000 government users

Ticket turnaround times reduced by half.

Clearer visibility into FM performance, including outsourced maintenance.

Greater service orientation and efficiency



World-Class Museum

Digital transformation of FM, maintenance, space & reservations.

Accurate asset and space inventory enables data-driven budgeting and planning.

Investing in the future



National Railway

Planning and dispatching cleaning for over 400 train cars and stations with frequent scheduling changes.

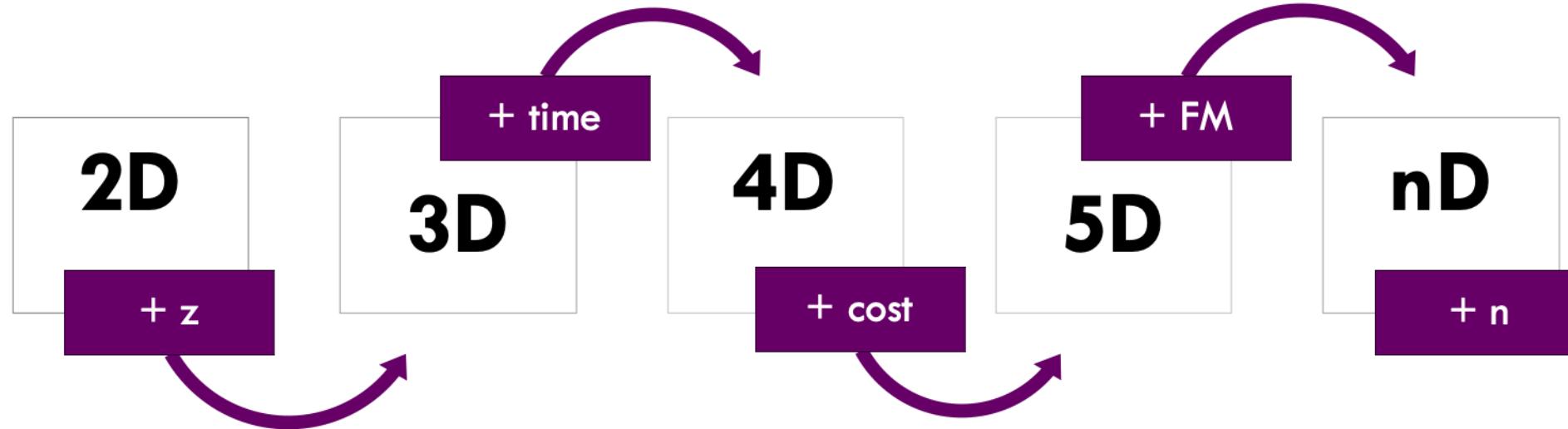
Automatic generation and update of 2,000+ work orders per day.

Flexible Work Orders





ZAŠTO NE NAPLATITI NOVE MOGUĆNOSTI



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BIM TO THE FUTURE



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