BAM Properties has recently completed a new nine storey landmark building on Queen Street in the centre of Glasgow, providing a total of 143,000 ft² of Class A office and retail accommodation.

Located on the edge of the Retail and Merchant districts the scheme has attracted a number of blue-chip tenants including Brodies LLP, Deloitte, and Grant Thornton and will be home to a flagship Emporio Armani and CAU (Carne Argentina Unica) restaurant.

The building was designed by a multi-discipline BAM Design team of architects, interior designers, structural and MEP engineers as a BIM exemplar project achieving a "Excellent" BREEAM rating.

Constructed by BAM Construction Ltd Scotland, the £25m D&B turn-key project took 72 weeks to complete and was sold prior to completion to Deutsche AWM.

**Key Features:**
- A 'BIM Exemplar' project
- Improved stakeholder engagement
- Earlier marketing
- Performance certainty
- £3m cut from the construction cost because of the use of BIM
- 65% improvement in supply chain engagement
- 70% improvement in logistics management
- 65% reduction in rework on site
- FM price certainty achieved 6 months before completion
- Early selection of the FM contractor
- Ability to walk through rooms, spaces and voids using the model
A whole life approach to BIM

Connect110ns, was delivered using BAM’s integrated BIM approach, which brings together BAM Properties, BAM Design, BAM Construction and BAM FM. Our approach spans the entire lifecycle of the scheme from concept right through to operations, enabling us to identify the optimum solutions from the outset and generate a number of benefits for the client and the end user including:

- Greater insight and earlier marketing
- Meeting client/tenant corporate goals and achieving legislative compliance
- Greater certainty i.e. predicted service charges
- Reducing construction costs and wastage
- Improved supply chain engagement
- Proactive and timely maintenance during the operations phase

Our use of BIM at Connect110ns cut £3m from the construction cost and reduced rework on site by 65%. It also improved logistics management by 70%, simplified programme monitoring and increased accuracy.

CostX was used for the cost and quantity outputs. It has made the production of quantity checks 65% quicker and was also used to demonstrate BREEAM compliance.

BIM360Field was issued to our supply chain enabling them to extract data and drop it into the model. This has led to better co-ordination and the creation of O&M manuals during the construction process, rather than at the end. Overall we saw a 65% improvement in supply chain engagement, because of our use of BIM on the project.

BIM has enabled us to capture maintenance costs and test options and scenarios at the design phase of the project. This led to price certainty six months before completion and the early selection of an FM contractor. The BIM model has also allowed us to take accurate schedules of all equipment and walk through rooms, spaces and voids to see assets and services without needing to remove ceiling panels or plaster board to find items.