

SUCCESS STORY

**Queen's Wharf  
Brisbane – The world-class entertainment precinct that captures the heart of Brisbane**



PROJECT DETAILS :

**Client:** Destination Brisbane Consortium

**Project Type:** Retail/ Residential / Commercial

**Budget/Size:** 3.6 Billion Dollars

**Start Date:** 2017

**Estimated Completion Date:** 2024

**Location:** Brisbane, Australia

**\$3.6B** Project covering 10% of the Brisbane CBD

**2000** Residential apartments

**1000** Premium hotel rooms

**50** Restaurants, cafes and bars

**12** football fields of public realm

**215** Individual models processed weekly submitted in 5 differing formats, totaling 1000+ Models

**25** organisations contributing weekly

**16** differing pieces of software

## SUCCESS STORY

### A new world-class integrated resort development is being constructed that will put Brisbane on the map as a tourism, leisure and entertainment destination.

Expected to open in 2022, Queen's Wharf Brisbane will transform the CBD and river's edge with an iconic design that embraces Brisbane's inviting subtropical climate and celebrates the precinct's Indigenous and European heritage with interpretive trails and experiences spanning the Brisbane River and ridgeline.

DBM Vircon, previously known as PDC, is a highly experienced global BIM management, modelling, digital engineering and detailing services company. Since its establishment in 1972, DBMV has grown from a team of three to a global company with more than 385 personnel across offices in Australia, the Philippines and North America. DBMV is a software and vendor agnostic organization in order to provide independent and transparent services to their clients.

Gabor Gulyas, the Operations Manager at DBMV confirmed that five BIM collaboration software systems were reviewed and actively assessed before dRofus was selected for the task on Queens Wharf.

*"dRofus proved to be the best tool to consolidate all of the data coming from all of the different sources and provide a single source of truth for exporting COBie outputs. The software was also very flexible when defining COBie export processes."*

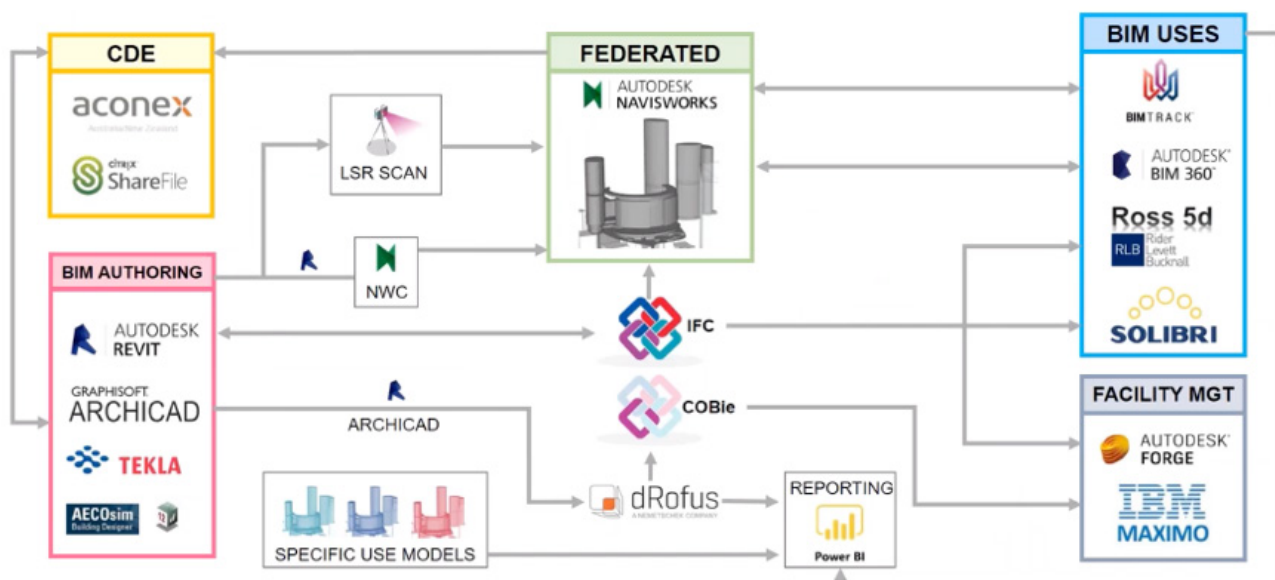
**Gabor Gulyas, Operations Manager,**  
DBMV

*"Out of the 25,000 hours in this project, I'd say about 5,000 hours went to testing everything. For every requirement we set for the delivery team, we have tested various solutions to make sure that we don't have false expectations."*

*dRofus proved to be the best tool to consolidate all of the data coming from all of the different sources and provide a single source of truth for exporting COBie outputs. The software was also very flexible when defining COBie export processes."* – Gabor Gulyas, Operations Manager - Digital Engineering, DBM Vircon

Typically to deliver COBie you have to create multiple schedules within model files, export to excel, email the excel files around, manually edit

## Technology Map



the excel schedules, merge the excel files together, fill in data that does not exist within the model – it's a not a very BIM like process and a challenge even on small projects.

DBMV and the Queens Wharf Team tested several tools and plug-ins to deliver COBie and they concluded that dRofus was the best solution and the leanest way to capture, coordinate and consolidate briefing, design and construction data.

*"Queen's Wharf is a flagship project for DBMV, pulling together a key team of highly skilled digital engineers to deliver a complex project with multiple interfaces, stages, programs, software and teams. This allowed DBMV to develop an integrated model that is already being tested in operations, some 4 years before delivery."* – Alastair Brook  
I DBMV Director Digital Engineering

dRofus was implemented quite late during the Design Stage, but enabled design data capture, COBie workflows, tenancy planning and on-site activities via automated QR codes.

*"Normally dRofus is implemented during the briefing or concept design stage and this project just goes to show that it is never too late. Clients struggle with Data Management every day on projects*

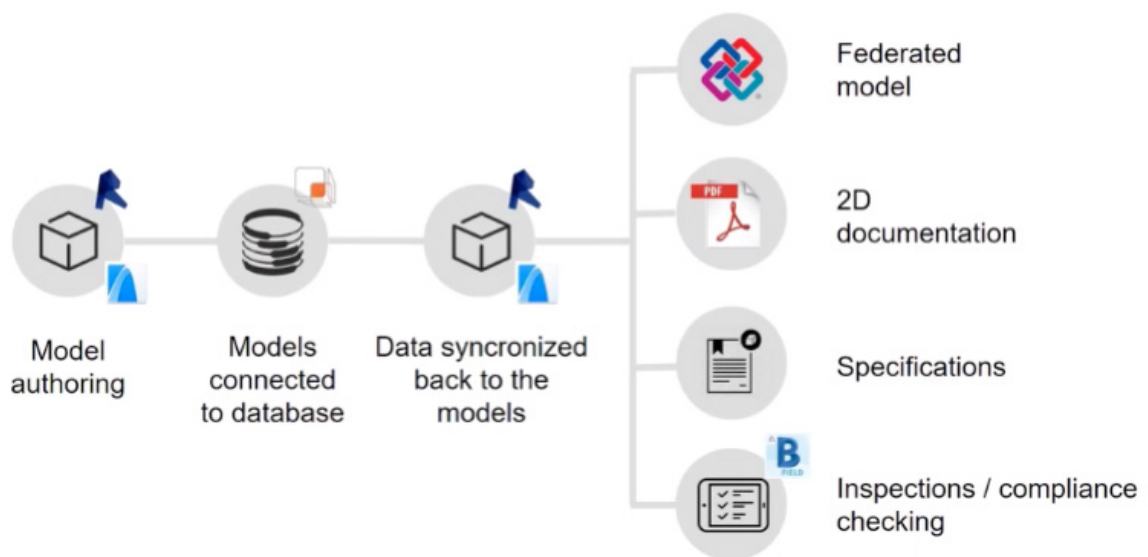
*and that pain goes away once they flip the dRofus switch."* – Chris Razzell, dRofus Managing Director

The dRofus database played a key overarching role in pushing and pulling data from other BIM authoring platforms on the project. This included coordination and consolidation of room and serviceable item data from numerous Revit and Archicad models - creating the single source of truth.

By creating this common data environment dRofus was able to play a pivotal role in key workflows such as design authoring and briefing, schedule and specification creation & production, special analysis & quantity take offs. Furthermore a key dRofus based core workflow which should be highlighted was the method through which Asset Information Requirements (AIRs) for the proposed Facilities Management (FM) System - which still has a number of years before it will be operable - could be created in the design phase in a COBIE compliant template and extracted in an open IFC format.

This sort of upfront planning at design stage will pay dividends for the project efficiencies during the later stages of construction and operation...."

## Specification Production



## DESIGN AUTHORING AND BRIEFING

*"dRofus provided a great tool to consolidate naming and numbering."*

– Gabor Gulyas, Operations Manager – Digital Engineering, DBM Vircon

The Queens Wharf project has now started the Construction Phase, where access to design data and capturing Asset Information Requirements (AIRs) for Facilities Management (FM) handover will be the next big challenge – watch this space!

*"Normally dRofus is implemented during the briefing or concept design stage and this project just goes to show that it is never too late. Clients struggle with Data Management every day on projects and that pain goes away once they flip the dRofus switch."*

**Chris Razzell**

dRofus Managing Director

## RESOURCES

A video of the bSI presentation is available [here](#)

For more on the bSI awards [here](#)

## Asset Management

**2100+** AIR TERMINALS

**4600+** COMMUNICATION DEVICES

**2100+** DATA DEVICES

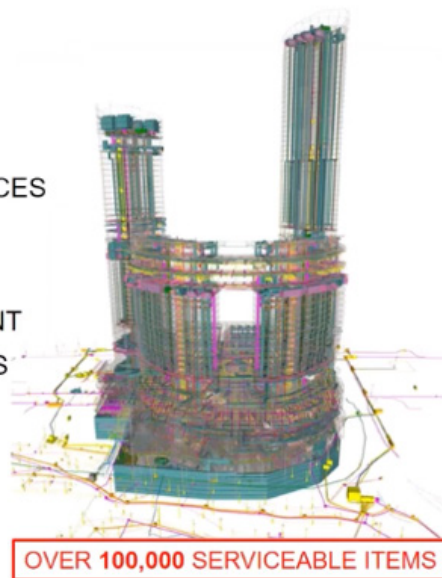
**3300+** DUCT ACCESSORIES

**1500+** ELECTRICAL EQUIPMENT

**11600+** ELECTRICAL FIXTURES

**800+** FIRE ALARM DEVICES

**2000+** LIGHTING DEVICES



**49000+** LIGHTING FIXTURES

**1800+** MECHANICAL EQUIPMENT

**3300+** DUCT ACCESSORIES

**5900+** PIPE ACCESSORIES

**10000+** PLUMBING FIXTURES

**1800+** SECURITY DEVICES

**1800+** SPRINKLER HEADS

**5500+** SPECIALTY EQUIPMENT

## ABOUT DROFUS

The leading planning and data management solution for the global building industry. dRofus is a unique planning, data management and BIM collaboration tool that provides all stakeholders with comprehensive workflow support and access to building information throughout the building lifecycle. We are committed to Open BIM and as part of the Nemetschek Group, our aim is to deliver the best possible, most innovative and most successful AECO software solutions.

dRofus AS | Badstugata 2, 0183 Oslo, Norway

Phone: +33 769438592 | [info@drofus.com](mailto:info@drofus.com) | [www.drofus.com](http://www.drofus.com) | twitter: @dRofus

