



Source: 4D Architekten

COSTS UNDER CONTROL WITH DESIGN2COST

Clients' demands for high quality and low costs are increasing, while the processing period for many construction projects is becoming shorter and shorter. With Design2Cost, Nemetschek offers its users a way out of this growing conflict. Depending on the user's requirements and demands, the integrated solution for efficient cost management comprises the Allplan software for the building model, Allplan BCM (Building Cost Management) for tendering, awarding, invoicing (TAI) and cost management and the Allplan IBD (Intelligent Building Data) database. What's special about this is quite simply that users can carry out the complete planning process far more quickly by handling planning, TAI and cost management, together. Productivity and returns increase, and the costs for quantity takeoff can be reduced. Design2Cost describes the complete process from early cost estimating through to invoicing and ensures the exchange of relevant information between CAD, cost planning and TAI systems provides a quantity structure for cost calculation and tendering.

Variant Comparisons accurate down to the item

Costs for minimum and maximum lists can be displayed and analyzed in detail. The variant comparisons can be performed with Design2Cost to item level at the push of a button, because every component contains all the items from the different building trades. Changes can be applied easily and quickly, regardless of whether they were requested by the building client, structural designer or workers. New quantities and the corresponding costs are

automatically recorded and displayed. As a result, the user always has consistent documents for tendering and an overview of the project costs. All variants can be visualized with a mouse click. This can be a key sales argument and is a reliable basis for decisions by all participants, particularly in the draft stage. The software and database also excel in their very high level of detail when representing components at selected scales and layer sets. Textures and accessories such as realistically formatted bathroom fixtures, cars, floor coverings or plants and trees for the garden support visualization.

Helpful Wizards

Wizards tailored to user requirements and developed from a practice-based standpoint simplify work with the software. They contain graphical building elements such as different variants for doors or windows. The 26 wizards found in Design2Cost, including those for the structure, windows, doors, roofs, facades, external facilities or excavations, enable the user to select component types easily and create a building model quickly and simply. The designer merely selects the required element and draws with it. During planning the components can be specified in more detail and changed, and the quantities for the items are automatically determined. Users optimize their work processes and gain time for other planning tasks.

Reliable Budget Statements

More and more clients are actively addressing the subject of cost reliability and insist on reliable budget statements. More than ever before, a sound cost analysis is the basis for a good relationship with the client, because only transparent planning permits a well-founded discussion with the client on possible cost reduction measures. The architect also reduces the risk of prosecution, because quantities and costs are accurate. Design2Cost is also invaluable for quantity takeoff and cost determination.

While architects previously had to determine quantities and costs by hand to check the consistency of results, Nemetschek's solution is reliable and extremely accurate. In quantity takeoff, the previous time spent can be cut by up to 90 percent with the same high level of cost reliability. The costs here are not just at structure level but also at item level or by task areas such as masonry work or concrete and reinforced concrete work. This allows the designer and client to analyze the precise amounts for the relevant items. Costs can also be specifically reduced and documented.

The accuracy of work with Design2Cost far exceeds conventional methods such as the cost parameters method and helps clients plan and can even help secure

financing. Banks are more easily convinced and have a more positive attitude to lending when presented with detailed documentation in accordance with DIN 276, containing every item down to the last electrical socket. Previously, accuracy at this level was only possible in practice with significant additional expense and a far greater lead time. Not just large companies but also smaller offices can benefit from the Nemetschek solutions because they help optimize time and personnel resources. Time saved in other work steps allows companies to be more competitive.



Designer and Cost Manager

After many years working as a chief architect employed by other companies, Michael Stoffel set up his own office

last year in Heckenmünster, close to Trier, Germany. Stoffel has been using Nemetschek software for 12 years for his very varied projects, including residential, office buildings, banks, administrative and industrial buildings. As he setup his own business, he brought in additional support in the form of Design2Cost.

What made you decide to implement Design2Cost?

Michael Stoffel: More than ever, the subject of costs plays a very important role in negotiations with clients. In addition to a designer's competence and experiences, reliable cost planning is a decisive factor in whether a contract is placed.

What exactly won you over?

Michael Stoffel: Before Design2Cost, quantity takeoff and cost calculation was certainly not a smooth process. Now, the design, the schedule of rooms and buildings, and cost planning are combined into a single entity. This ensures the complete exchange of all relevant parameters and provides a well-founded quantity structure for cost calculation and tendering. The new solution from Nemetschek enables end-to-end work during the

complete planning process. The software is essential in all performance phases, from the draft through to execution planning.

You take advantage of planning and designing in 3D. As such, you are currently still in the minority.

Michael Stoffel: With Design2Cost, I think Nemetschek has developed a great tool that enables even inexperienced draftspeople to design 3D models quickly. It looks as though many architecture offices are prepared to forego the benefits offered by planning and designing in 3D because they think a complicated program is behind the method.

You are one of the first designers with a Design2Cost certificate. Have you had any feedback?

Michael Stoffel: Since I have had the quality seal on my website, I had inquiries from a large number of prospective customers from Germany, Luxembourg, Switzerland and Austria.

3D planning also offers the option of professional visualization. How important is this for you?

Michael Stoffel: Professional visualization provides the foundation for winning in a hard-fought market. It is a huge advantage to make variants and planning changes visually understandable, particularly in joint work between the architect and client. In today's market, we sell animations, not ground plans.