

## SFRE • Service for Real Estate transformed the spreadsheet-based “Building Work Breakdown Structure Management” process into a web-based centralized Smart Operation Process with eLegere.

### Customer Profile

**SFRE • Services For Real Estate**, is a Project Management company based in Milan. It was founded by Filippo Salis with the intention to give life to a high-profile team of skilled technicians.

The staff is capable to meet various needs for the buildings, especially for **logistics and light-industrial real estate**.

SFRE primary sector is connected to the construction of **new industrial warehouses** and all the related activities, starting from Feasibility Study and Master plan until the Final Design and Construction Management. This process includes Fire Engineering, Building Permits, Architectural, MEP and Structural Design, Quantity Surveyor, Health and Safety management. In addition to the design service and to ensure a high-quality standard the company also provide Facility Management, and Life-Cycle Cost Management.

SFRE develop a model for Ordinary Maintenance, to provide a high-standard of Safety and Durability of the building. The company’s global scenario is completed by the **Fire Engineering** activity, oriented not only to logistic and light-industrial properties, but also to all the activities compliant to Italian DM 03.08.2015, and the **Technical Due Diligence** for assets Portfolio or individual logistic and light-industrial buildings or plot of land.

### Business Needs

SFRE operates every day constantly and continuously with the major operators in the Real Estate field.

It carries out services related to the **BIM methodology** for Construction companies and **international Real Estate Development and Asset Management** companies. The BIM (Building Information Modeling) methodology allows the virtual reconstruction of the building, not to be considered only as a mere 3D geometric/graphic reproduction of the property, but as a model collector of data and information.

SFRE team was looking for a cutting-edge solution that would allow **to evolve the BIM methodology** and create a slim, efficient, and effective BIM model with aims and objectives set by the Clients. The main goal was to validate the BIM model to support the design phase for which it is required and/or for the subsequent property management and operation, in the event of an As-Built, by the owners and renters. SFRE desired a cutting-edge solution that would integrate data and documentation to generate fast and reliable reports, and increase project planning, forecasting, and controlling efficiency.

### Solution

**SFRE • Services For Real Estate** choose eLegere as **Smart Operational Process (SOP) Management** technology to digitally transform numerous processes, extract value from data, and speed up the activities of construction companies, tenants, and property owners. eLegere has allowed SFRE's management team to optimize and standardize processes, have greater governance and control of data, with the possibility of performing in-depth **business analysis** and making more effective **strategic and operational decisions**.

All of data related to planning, design, construction, management, and maintenance of a building are now perfectly integrated into a **single centralized web-mobile platform**.

Thanks to eLegere, SFRE has extended the **BIM approach from 3D to 7D** with much broader functions on **time, cost, life cycle** and **sustainability** and can now offer its customers integrated **Smart Property Manager** services.



*“eLegere has allowed us to evolve Building Information Modeling (BIM) Management. Activities previously managed manually, with spreadsheets, paper or other tools, today are managed with a single software. Now we have an entire Big Data library at our disposal.”*

**Filippo Salis**

CEO, SFRE • Services for Real Estate



### Achievements

- **Building Work Breakdown Structure** live in 2 months
- **BIM 3B Integration and setup of new processes** every month
- **90%** application delivery time & cost reduction
- **90%** process life-cycle efficiency enhancement
- **80%** Data Quality & Governance achieved
- **7D BIM services activation**