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WEWORK

DESIGNING NEW WAYS OF WORKING WITH BIM AND DATA MANAGEMENT

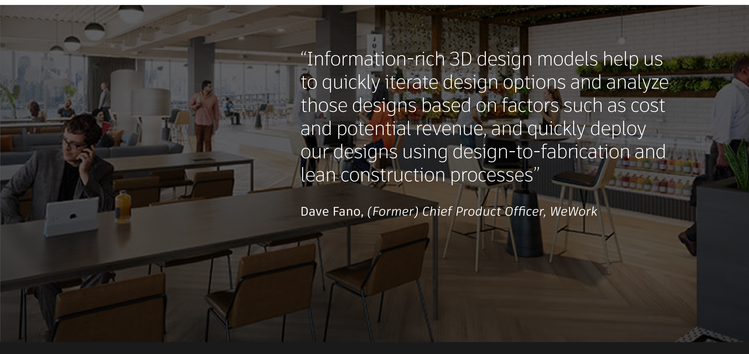
WeWork uses Autodesk building information modeling (BIM) software throughout the building lifecycle to help keep pace with the growing demand for collaborative office space around the world.

Images courtesy of WeWork

WeWork provides shared workspace, community, and services for its members with over 800 locations in cities around the world. Unlike a typical real estate company, WeWork rents out much smaller units on a month-to-month basis, making their inventory management system extremely complex. Having the ability to quickly convert leased space into rentable WeWork locations requires a very data-centric design approach.

Outcomes achieved

- Increased speed of design and reduced time to construction
- Deeper understanding of existing assets for informed decision making
- Reduced onsite rework and delays during construction



"Information-rich 3D design models help us to quickly iterate design options and analyze those designs based on factors such as cost and potential revenue, and quickly deploy our designs using design-to-fabrication and lean construction processes"

Dave Fano, *(Former) Chief Product Officer, WeWork*

How they did it

WeWork's methodology

BIM for existing conditions

Capturing accurate as-built data as the first step of design

WeWork uses reality capture and BIM solutions to support the design and construction of its WeWork offices, including ReCap, Revit, and Dynamo software. The firm uses 3D laser scanners to capture the existing conditions of a newly acquired space. The resulting point clouds are combined and edited in ReCap to visualize and navigate the existing conditions data.

This data is used in Revit to guide WeWork's modeling efforts as it develops a series of design options. The firm uses Dynamo and Revit API to embed cost and sales data from its business systems in the models in order to analyze revenue versus cost and other key business metrics.

Data-centric design and construction

3D models facilitate increased construction efficiencies

As the design progresses, WeWork scans the space and references that data to quickly generate a more detailed design model and coordinate its design with existing structure and services. This highly-coordinated, precise 3D model offers increased use of prefabrication and offsite assembly, helping to minimize onsite rework and avoid delays during construction.

In addition, the intelligent Revit design model drives WeWork's supply chain. With Revit, the project team is able to produce all of their drawings and quantities automatically, so all estimating and bidding is based on the design model and surprises are minimized during construction.

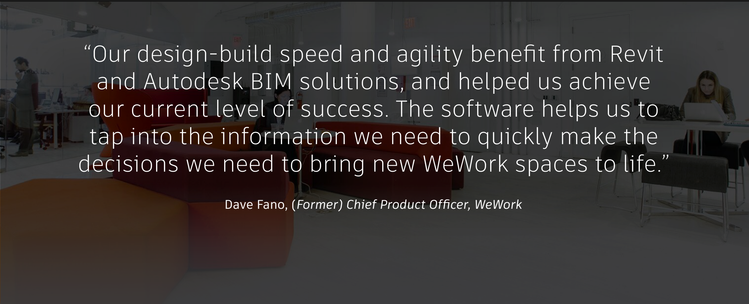
The bottom line

Key benefits of WeWork's approach

COLLABORATION BETWEEN DESIGN AND FABRICATION

USE OF AUTOMATION TO DRIVE KEY BUSINESS METRICS

DATA-DRIVEN INVENTORY MANAGEMENT SYSTEM



"Our design-build speed and agility benefit from Revit and Autodesk BIM solutions, and helped us achieve our current level of success. The software helps us to tap into the information we need to quickly make the decisions we need to bring new WeWork spaces to life."

Dave Fano, *(Former) Chief Product Officer, WeWork*

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