

# ASSA ABLOY



Openings Studio™ specification software helps smooth execution of ASSA ABLOY'S New Facility - Middle East

**ASSA ABLOY**  
Opening Solutions

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*“Openings Studio™ was the preferred choice due to its BIM integration with the Revit model development and the ease of communication between the architects and hardware specialists.”*

Ahmed Eltiti, Senior Architect, KWEC



## The BIM partnership between architect and ASSA ABLOY is a key element in boosting efficiency

**BIM partner:** Al Khawaja Engineering Consultants (KWEC), [www.kwec.ae](http://www.kwec.ae)

**Type:** Architects/Consultants

**Company profile:** KWEC, has completed hundreds of projects in the UAE, sharing its experience effectively across the country and becoming an example of high professionalism in design and Supervision. We pride ourselves by contributing to green building and its codes throughout our projects in Dubai and beyond.

**Project:** ASSA ABLOY New Facility, NIP-Dubai, a mixed-use development (Factory, offices and showroom).

**Specification size:** 231 doors

**Date:** 2023

**Segment:** Commercial

**Software:** Autodesk® Revit®

**ASSA ABLOY hardware supplied:** Steel Doors, Wooden Doors, Fire Steel Profiles, Industrial Doors, Automatics, AA Hardware, AA DC, ABLOY Locks, Vercy Handle, OneSystem, Lorient, Enox Glass solutions, Elmech Solutions, CLIQ®, effeff, Perk, Aperio (H100 & R100), HID (SignoCard Reader & Mobile Access-Credentials), Incedo™ (Intelligent Control, Reader Module, and Plus Software), Pulse (Electronic Cylinder), Impro (BMTA, T&A Devices), DoorBird (Intercom Station), Yale (Mesh Pin & Locker Lock), Ditec (Gate Barrier).

### Key project challenges:

1. Work with partners who are experienced in BIM and have the required expertise in hardware specification.
2. During the project, we faced a few challenges, including strict timelines and complex technical specifications. One challenge was the unique architectural design of ASSA ABLOY's offices which used complete glass structured offices. This eliminated the possibility of installing traditional wiring for access control.
3. ABLOY technologies and solutions introduced a wireless access control system within the door handles, eliminating the need for traditional wiring and preserving the glass architecture.
4. The factory area had many non-standard door openings, making it challenging to fit in standard-sized doors considering the security, environment, workflow, durability, technology integration, fire rating, safety, and cost.

### Solution

Al Khawaja Engineering Consultants (KWEC) is a long-standing advocate for the BIM process. In their experience, it improves productivity and fast-tracks delivery. It has helped them create a portfolio which displays industry-leading technical efficiency in design and build.

One key tool in the collaboration between KWEC at ASSA ABLOY new facility, NIP-Dubai, was Openings Studio™ software. Detailed door solution specifications can be delivered within Openings Studio™ then exported to design software when required by the project manager. Its integration with Revit® streamlines sharing of information and updating of hardware sets within the BIM environment. Openings Studio replaces double-handling of information and time-wasting manual implementation.

As the ASSA ABLOY new facility design progressed, Openings Studio™ made updating easy, without unwanted information loss. Data on hardware and certification requirements including fire and egress ratings were always available.

### Sustainability is the heart of our new facility:

"Embark on a journey into the heart of our innovation, where sustainability isn't just a practice—it's our pledge to the future.

Dive into the cutting-edge ecosystem of our facility, a living testament to our commitment to a greener, more sustainable tomorrow. We're not just innovating; we're pioneering a sustainable revolution, setting a new standard for environmental responsibility and progress.

*“The team demonstrated remarkable support, collaboration, and responsibility, says KWEC's Ahmed Eltiti. Throughout all stages from onboarding and project analyzing through submission and exporting back the parameters to our Revit models, we enjoyed the flexibility to modify door specifications and analyze methodologies within the Openings Studio Software also the ability to export all specification into Excel sheets and PDF files. Learn more:*

[assaabloy.com/ae/en/solutions/topics/bim-specification](http://assaabloy.com/ae/en/solutions/topics/bim-specification)



The ASSA ABLOY Group is the global leader in access solutions. Every day, we help billions of people experience a more open world.

**ASSA ABLOY**  
Opening Solutions

ASSA ABLOY Opening Solutions leads the development within door openings and products for access solutions in homes, businesses and institutions. Our offering includes doors, door and window hardware, locks, access control and service.

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