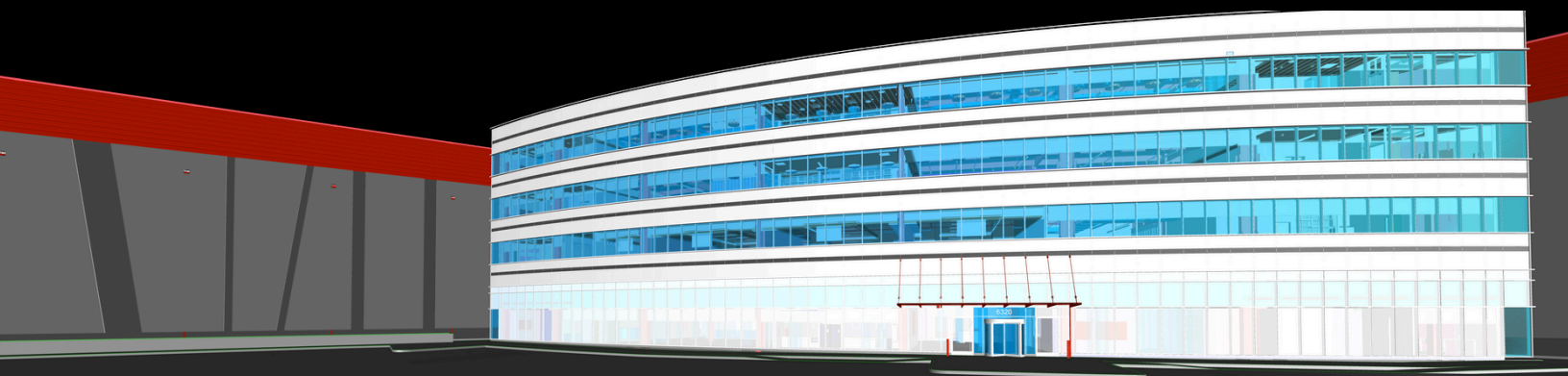


DATUMBUILT

Your VDC Management Partner



"YOUR VDC MANAGEMENT PARTNER"

DATUMBUILT provides strategic, results-focused VDC Management services to General Contractors and Trade Partners executing complex, high-performance projects. Our work is informed by decades of project experience—supporting engineering design, developing trade fabrication models, managing BIM coordination teams, and deploying construction technology in the field for a wide range of building types including hospitals, data centers, universities, life science, and high-rise mixed use facilities.

We aim to operate as a trusted agent of your organization, reflecting the judgment and accountability you'd expect from in-house VDC leadership—prioritizing your interests, mitigating risk, protecting construction schedules, and respecting budgets. Whether we're advising executives, overseeing external VDC consultants on your behalf, managing BIM coordination for complex projects, or performing Revit modeling, we remain committed to principled project management and execution.

Let's connect to develop a tailored VDC solution for your next project. Whether your scope is clearly defined or you're looking for flexible support, DATUMBUILT can structure a proposal to meet your specific requirements—either lump-sum or hourly. Reach out today to explore how we can help your team build with confidence and achieve successful project outcomes.

VICTOR CASTILLO

Principal, VDC Manager



SERVICES



VDC Leadership for your Organization



Visualizations for Project Pursuits



VDC Management



BIM Coordination



Trade Detailing & Scope-Gap Modeling



Construction Technology

VDC LEADERSHIP FOR YOUR ORGANIZATION



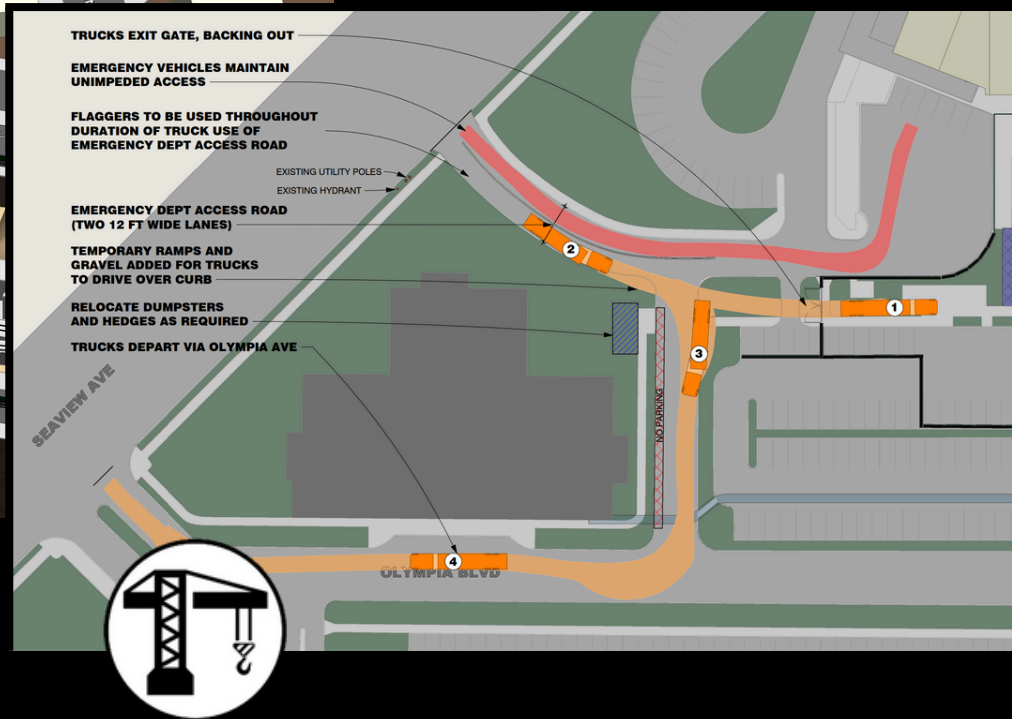
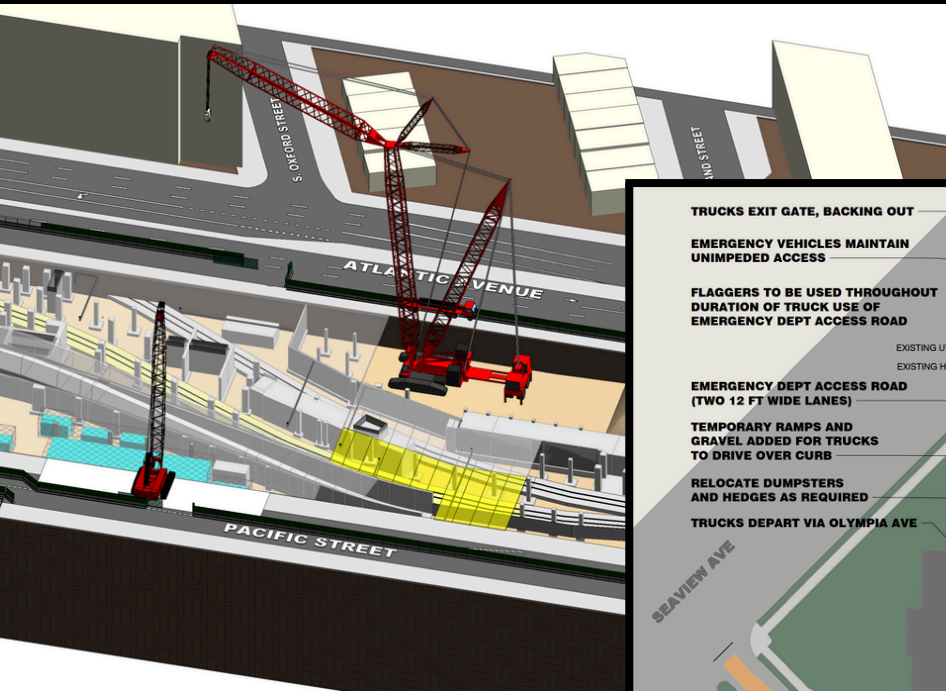
EXECUTIVE VDC ADVISEMENT

For GCs with an internal VDC team in place, we provide executive-level advisory support to elevate your program's impact. Acting as a strategic partner, we bring an objective, outside perspective to evaluate current practices, align VDC efforts with company goals, and guide long-range improvements. This service is ideal when internal VDC leadership is focused on execution and lacks the bandwidth or mandate to drive enterprise-wide change. We help leadership teams gain visibility into performance, unlock greater value from existing staff, and position VDC as a proactive contributor to project success and risk management.

CONTRACT VDC LEADERSHIP

In the absence of an in-house VDC department, we provide VDC Leadership on a contract basis—providing the direction, structure, and continuity needed to guide your VDC efforts forward across multiple projects. We establish standards, communicate expectations with consultants and trades, and ensure that coordination efforts align with your delivery strategy and project goals. Whether your teams rely on external BIM consultants or Trade-led BIM Coordination, we bring centralized oversight and clear direction to every effort. This service is ideal for GCs looking to gain the benefits of a high-functioning VDC program without the overhead of a full-time VDC Director.

VISUALIZATIONS FOR PROJECT PURSUITS



PLANNING AND LOGISTICS

Every project presents unique challenges—whether it’s navigating tight urban conditions, minimize interruption of ongoing operations, or communicating complex building strategies across diverse stakeholders. Our Planning and Visualization services produce clear, purposeful visuals designed to improve understanding and support informed decision-making. Each deliverable is crafted to tell a story tailored to its audience—including field teams, trade partners, owners, AHJs, and neighboring communities. These tools ensure your construction strategy is not only well conceived, but clearly communicated and aligned with the needs of everyone involved.

CONSTRUCTION PHASING

We create visualizations to support planning and communication of construction phasing options. These tools support decisions around project goals, timelines, operational continuity, and community impact—ensuring each strategy is clear, efficient, and constructable.

4D SCHEDULE SIMULATIONS

We create animations linking critical schedule activities to 3D model elements, visually simulating how the project will be built. These tools help validate the schedule, demonstrate complex building strategies, and align trade partners for smoother execution.

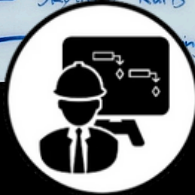
VDC MANAGEMENT

Interior

- Shafts ^{Spatial size}
- Slab Edge
- Stairs Themselves - spatial
- Walls - Clear Opening Space
- FP Standpipes - layouts & clearances
- MEPP Spatial Coordination
- All drywall assemblies
- MEPP Devices
- Fire Curtains & Supports
- Food Service Equipment
- Accessibility (Door Swings)
- Piazza Wood Ceilings
- In-wall supports
- Misc. Metals for Rinker
- Backing
- Window Shades
- Projector Screens / Projectors
- Paint Loads
- Housekeeping Pads
- Elevator ^{lowers, smoke detectors, Elevators, rails, safety beams, devices turnstiles, smoke curtains}
- Elevator Lobbies
- ACT Ceilings

Exterior

- Slab Edge - Plan Alignment
- Embed Location / Blockout ^{Slot locations}
- Soffits / Overhangs ^{Spatial System Layouts}
- Parapets ^{Spatial Alignment}
- Davits / EBM ^{alignment spatial?}
- Sunshade & Trellis ^{alignment}
- MEPP Equipment ^{layout spatial} → support steel
- Sleeves / Penetrations - layout
- PV? - layout (conduct)
- Exposed MEPP ^{layout} ^{Sight-lines @ roof line (3D renderings)}
- Mech Access Stairs ^{Spatial}
- Steel Platform Damage ^{Spatial layout elevation}
- Roof Hatch & Ladders - spatial
- Skylight Rails w/ Steel - Alignment
- Pedestals
- MEPP Devices ^{layout}
- Bollards - layouts & site bollards
- FP Standpipes & Roof Manifolds - layouts
- Site Civil (Topography)



VDC PROJECT MANAGEMENT

As your VDC Project Manager, we take the lead in planning and overseeing all Virtual Design and Construction efforts across the project lifecycle. This includes defining project-specific VDC goals, scheduling key activities such as 4D modeling, construction logistics, progress tracking, and coordinating the deployment of field technology like lidar scanners, total stations, and reality capture tools. We work closely with project stakeholders to understand critical needs, develop implementation plans, and manage the VDC budget to help deliver the project on time, on budget, and with reduced risk of rework or construction delays. Our role brings centralized oversight, technical leadership, and accountability to ensure VDC adds real value from preconstruction through closeout.

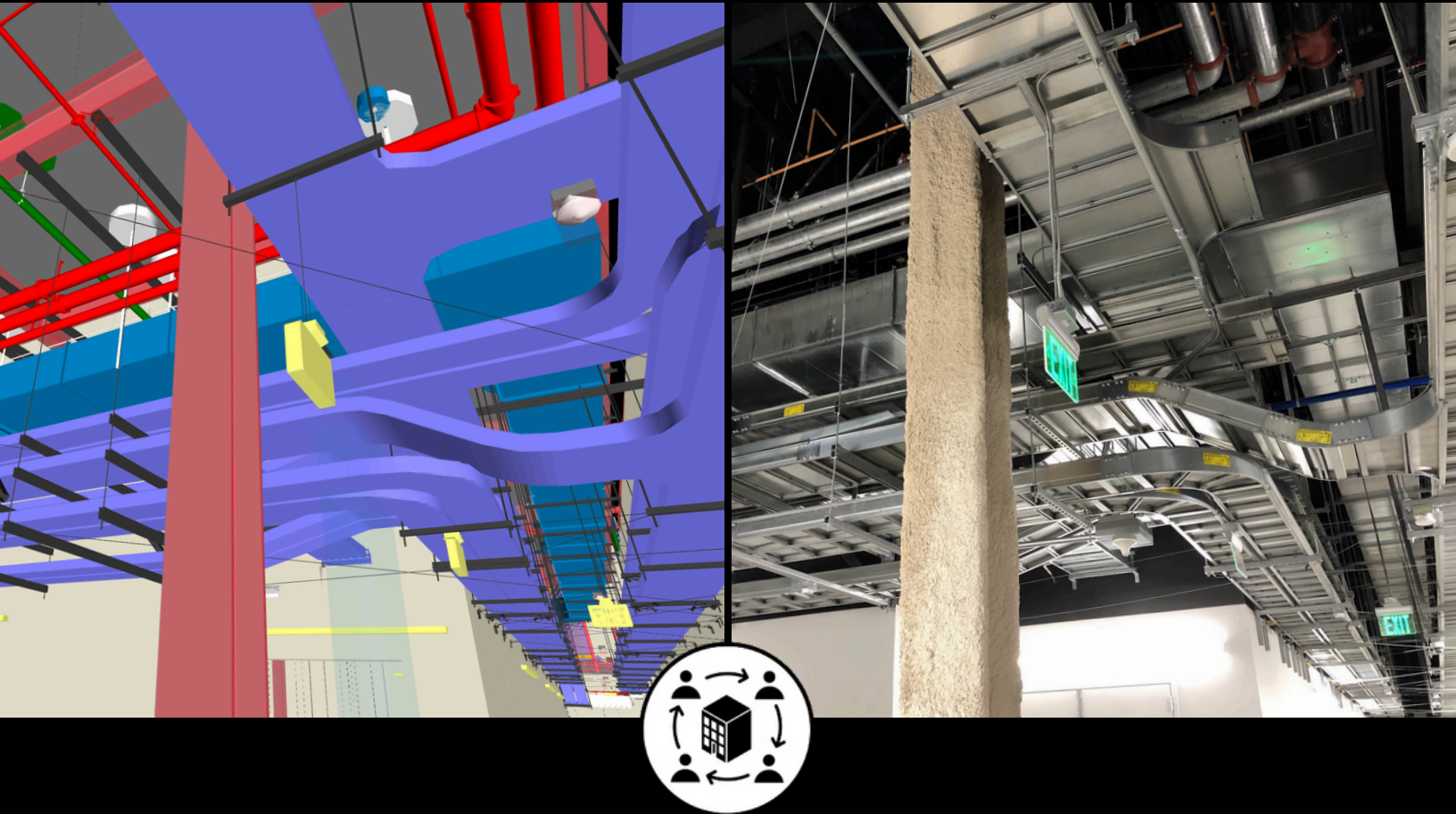
VDC SCOPING AND SCHEDULING

We shape the scope and timing of VDC activities to reflect project priorities, delivery method, and available resources. Our role is to ensure that modeling, coordination, and construction technology deployments are right-sized, strategically timed, and fully aligned with how the project is planned and built.

VDC PERFORMANCE

We provide continuous visibility into VDC effectiveness and ensure accountability at every level. By actively monitoring progress and surfacing risk, we help teams stay on track and deliver coordinated outcomes that support real-world construction—not just virtual compliance.

BIM COORDINATION



BIM COORDINATION

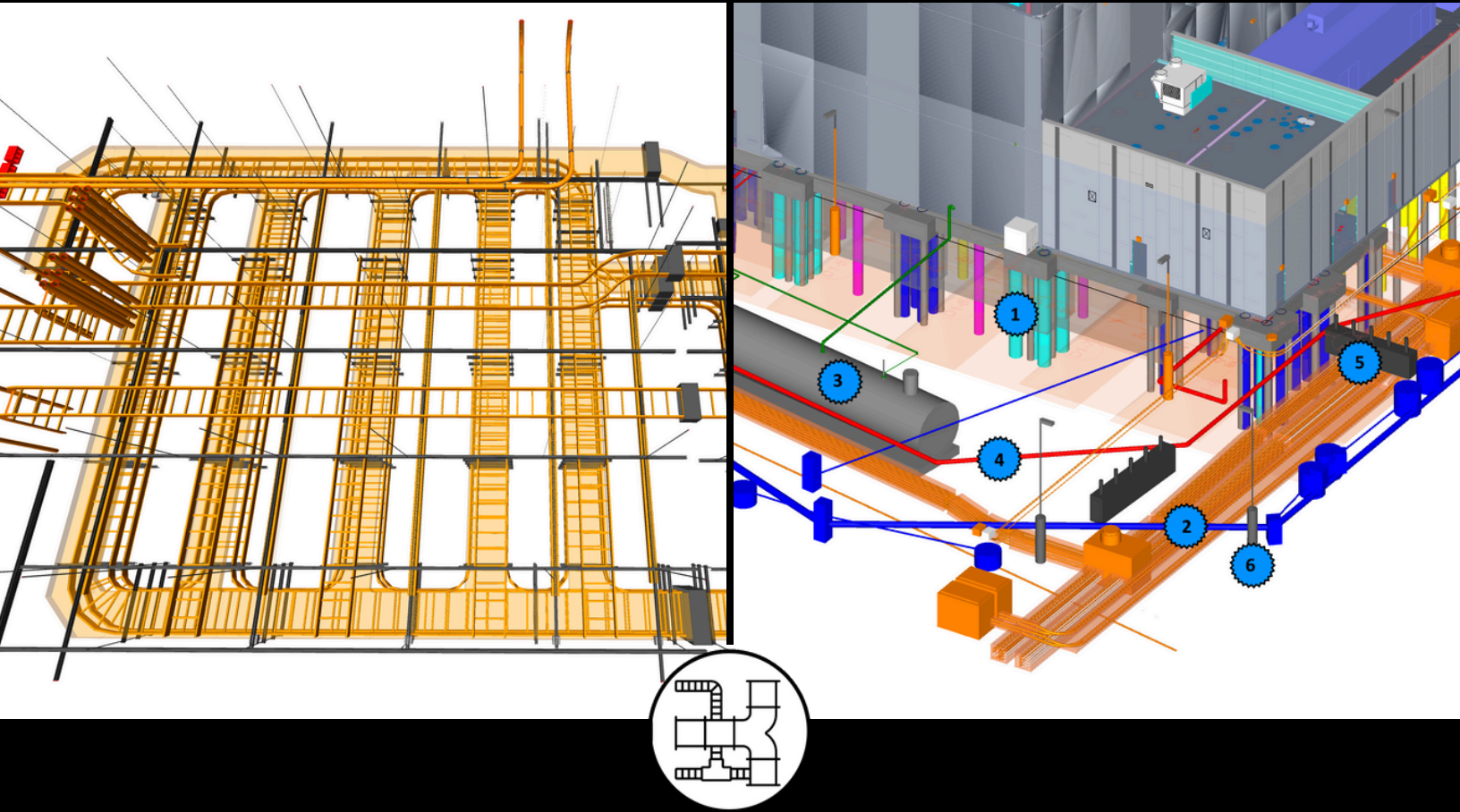
We lead and manage the BIM coordination process across all trades, ensuring that models are accurate, aligned, and constructible before installation begins. Our approach emphasizes proactive planning, clear communication, and integration with field teams to minimize rework and delays. We establish clash detection protocols, facilitate regular coordination meetings, track issue resolution, and maintain accountability among project stakeholders—helping ensure that design intent translates into coordinated, buildable systems on site.

KEY RESPONSIBILITIES

Common tasks and responsibilities include:

- Reviewing project documents, modeling scopes, and BXPs to establish expectations
- Aligning models spatially and structurally in preparation for clash detection
- Running clash tests with appropriate tolerances and organizing issues by severity
- Managing issue tracking across platforms such as Navisworks, Revizto, and BIM Track
- Facilitating productive coordination meetings that drive timely resolution
- Interpreting and incorporating design changes, RFIs, ASIs, and field markups
- Coordinating ceiling layouts, hanger loads, and slab openings with discipline leads
- Guiding trades through the sign-off process for each zone or coordination milestone

TRADE DETAILING & SCOPE-GAP MODELING



MEP TRADE DETAILING

DATUMBUILT supports MEP trade contractors by delivering high-quality Revit models that enable effective trade coordination, prefabrication, and shop drawing production—ensuring efficient field installation.

Our services begin by developing a Revit model based on design drawings and specifications, submittals, and client input. We provide clash detection and resolution, RFI support, and produce a full range of VDC deliverables—including deck load drawings, RTS (Trimble) point files, and Dusty Robotics layout files. We work closely with field teams to ensure all components reflect actual routing and installation conditions, and produce fabrication drawings to support both prefabrication and work-in-place.

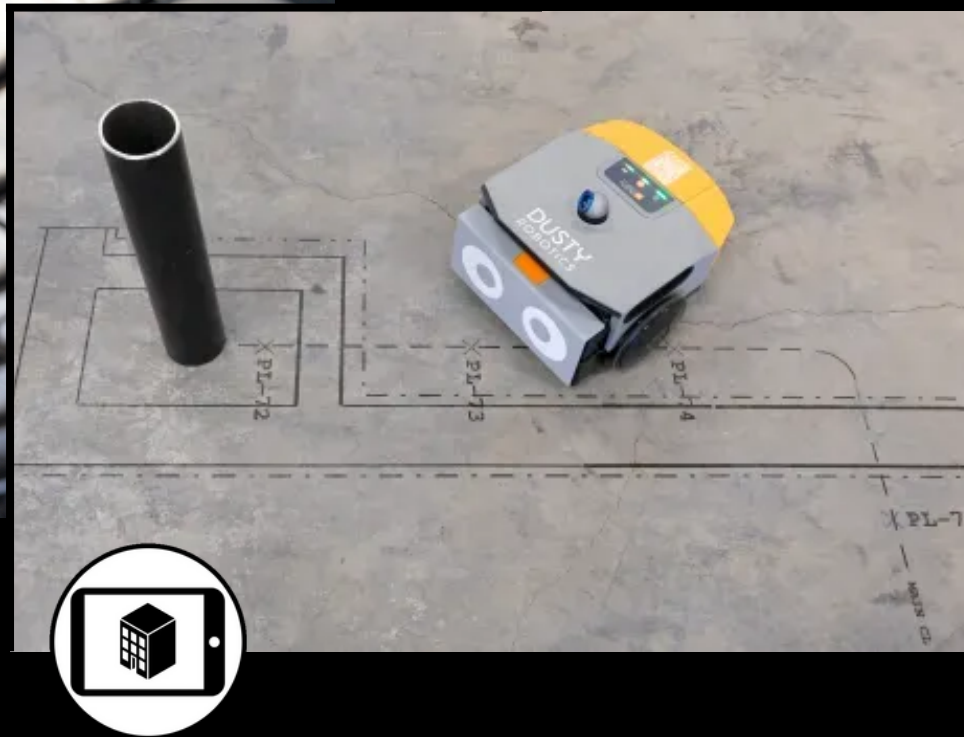
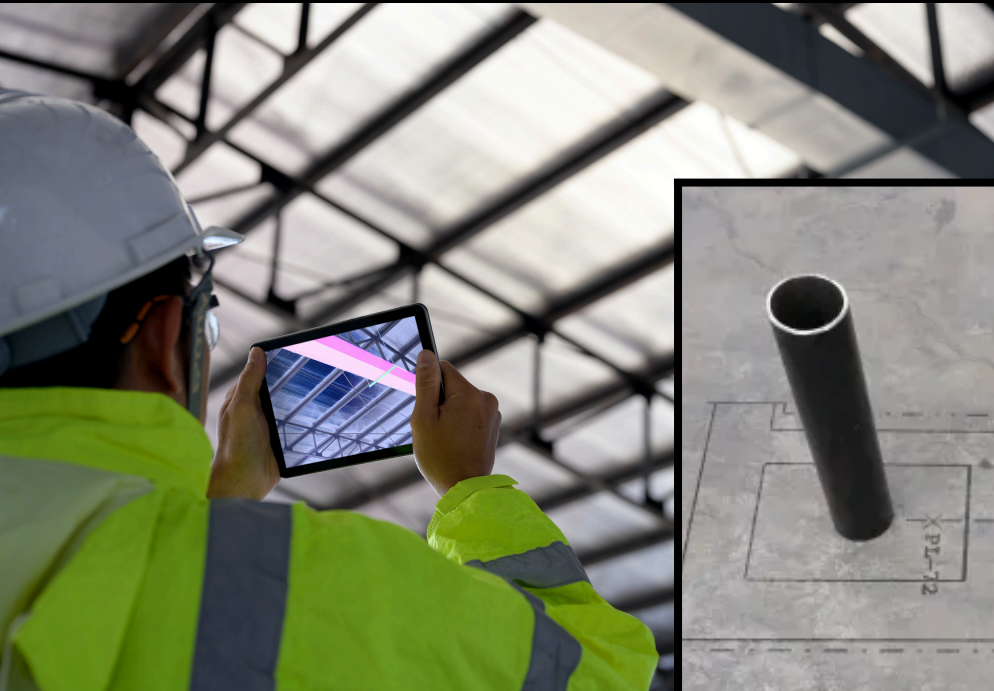
SCOPE-GAP-MODELING

We model what's missing—critical elements often absent of any trade's BIM scope, yet essential for effective coordination to circumvent conflicts during construction. The drawing above shows a representative example of scope-gap modeling, capturing key site and underground components, essential for coordinating the densely complex underground systems.

In this sample, scope-gap models included:

1. Geopiers with their Compaction Zones
2. Existing Site Utilities
3. Underground Storage Tanks
4. Fire-Water Piping
5. Retractable Bollards
6. Light Pole Bases

CONSTRUCTION TECHNOLOGY



CONSTRUCTION TECHNOLOGY

DATUMBUILT helps contractors strategically deploy construction technology to reduce risk exposure, protect schedules and budgets, and optimize field installations. We support the selection, setup, and implementation of tools that bring coordinated models into the field—carrying forward the value of preconstruction so problems solved during coordination stay solved during installation.

We work closely with your team to identify practical, cost-effective solutions that confirm layout accuracy, catch deviations before they impact other trades, and streamline field installation.

CONTECH SOLUTIONS

Tools we help manage and deploy include:

- **Navisworks / Revizto** – BIM Coordination, Issue tracking, model visualization
- **OpenSpace / StructionSite** – 360 reality capture and progress documentation
- **Dusty Robotics** – Robotic layout from coordinated trade models
- **Trimble Total Stations** – Precise model-based layout and field validation
- **3D Laser Scanning** – capturing existing conditions to support Scan-to-BIM, coordination, and QA/QC
- **AR Visualization** – Augmented reality to preview installations and identify conflicts before they happen
- **Assemble** – Progress tracking and analysis

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PROFILE



VICTOR CASTILLO
Principal, VDC Manager

 victor.datumbuilt.com
(Digital Business Card)

Victor Castillo is a VDC professional with over 25 years of experience in the AEC industry. His background spans both design and construction environments, with a long history of supporting complex, high-performance projects across sectors including healthcare, life sciences, data centers, higher education, industrial, and high-rise mixed-use developments.

Victor has led extensive BIM Coordination efforts, developed fabrication-ready Revit models, produced logistics and phasing plans, developed 4D models, performed progress tracking, and deployed lidar scanners and total stations to support construction teams in the field. His work is grounded in practical experience and shaped by years of direct collaboration with designers, trade partners, and general contractors.

He brings a detail-oriented, schedule and budget-conscious mindset to every engagement—always focused on resolving constructability issues early and aligning design intent with field realities. With a strong command of platforms such as Revit, Navisworks, and ACC, and a continuous interest in emerging tools like Revizto and Dusty Robotics, Victor remains committed to helping project teams navigate complexity and deliver with confidence.

QUALIFICATIONS

- **Over 25 years of AEC industry experience**— including 5 years in-house with general contractors, 7 years as a BIM consultant serving trades and GCs, and 10 years in MEP engineering design.
- **Deep experience with technically sophisticated building types**— with an extensive focus on mission-critical facilities including hospitals, life science laboratories, and data centers, as well as higher education, commercial office, and high-rise mixed-use buildings.
- **Experienced with buildings subject to regional building authorities**— including healthcare facilities regulated by OSHPD (now HCAI) in California and DOB-regulated high-rise developments in New York City.
- **Delivered VDC services under all major contract types**— including GMP, IPD, and Design-Build.
- **Supported all phases of construction**—from project pursuit developing logistics plans and presentation materials, through preconstruction with BIM coordination management, and into construction with lidar scanning and total station deployment for field verification and production tracking.
- **Proven leadership in VDC coordination and planning**—including authoring BIM Execution Plans (BEP), Trade BIM Requirements, Coordination Schedules, and project-specific scopes, schedules, and budgets.
- **Experience driving performance through metrics**—establishing KPIs, reviewing team performance, and proactively adjusting strategies to maintain alignment with project objectives and delivery timelines.
- **Expertise producing field-validated deliverables**—including Site Logistics Plans, Construction Phasing Plans, Tenant Protection Plans, 4D models, and Reflected Ceiling Plans, all developed with tools like Revit, AutoCAD, and Navisworks.

WORK HISTORY

TURNER CONSTRUCTION

Oakland, CA

VDC Project Manager

2022 to 2024

- **CSU Chico Behavioral & Social Sciences | New Higher-Ed Academic Bldg | 89,075 SF, (4 Levels)**
 - Took over BIM Coordination Management from my predecessor during the early stage of Coordination.
 - Refined the coordination process to better communicate priorities and expectations to trade partners.
 - Provided technical guidance to struggling Trade Partners to improve performance through weekly calls.
 - Led trades to produce Deck Point Load drawings to identify and resolve point load conflicts on the roof deck
- **ECC Sequoia Nursing Addition | New Higher-Ed Academic Bldg | 33,000 SF (2 Levels)**
 - Took over BIM Coordination Management from my predecessor mid-way through Coordination.
 - Performed a full audit of the partially coordinated federated model to identify omissions and constructability issues in previously signed-off areas; led trade teams in resolving outstanding conflicts.
 - Led BIM Coordination
- **Applied Materials, Bldg. 74 | High-Tech R&D Building Renov. | 115,000 SF (2 Levels)**
 - Took over BIM Coordination Management from my predecessor during the early stage of Coordination.
 - Led the trades to model and coordinate complex MEP and Process Piping systems throughout numerous owner-driven design changes that pushed coordination up against active construction and in some cases required demolition and rerouting of already installed systems.
 - Partnered with the Project Manager to identify risks, set coordination priorities, and direct trades in sequencing of work on late design changes to minimize construction delays.
 - Used lidar to scan existing conditions and incorporated point clouds into the coordination model to coordinate roof framing, verify system tie-ins, and align anchor locations with approved structural members
- **UC Berkeley, The Gateway | New Higher-Ed Academic Bldg | 380,000 SF (6 Levels)**
 - Developed the VDC Project Scope & SOW, VDC Project Budget, and VDC Project Schedule
 - Developed and managed the BIM Execution Plan and BIM Coordination Schedule
 - Led BIM Coordination with three weekly Coordination Meetings including one with MEPF Trade Detailers, one with Detailers, Architects, & Engineers, and one with Envelope Trades.
 - Provided trainings to Trade Detailers to improve their use of Navisworks, AutoCAD, Revit, and Newforma Konekt (formerly BIM Track) to benefit their performance.
 - Performed Steel Progress Tracking using Autodesk Assemble and Power BI
 - Deployed Lidar scanners to capture point clouds to evaluate Concrete Floor Flatness and verify EOS tolerances.
 - Performed scope-gap modeling for several owner-furnished systems.

PLAZA CONSTRUCTION

San Jose, CA

Director of VDC

2019 to 2022

- **CMI Data Center | New Data Center & Office Bldg. | Data Center: 296,000 SF (2 Levels); Office Building: 70,000 SF (5 Levels)**
 - Led BIM Coordination (through the Covid-19 pandemic) for multiple data center halls, a conjoined office building, Site and Underground Systems, a Generator Yard, and Data Center Roof.
 - Performed Scope-Gap modeling for Geopiers and soil compaction zones, UG Fire Water, UG Water Storage Tanks, Retractable Bollards, Bio-Retention Wells, Concrete Roof Curbs.
 - Produced Deck Point Load Compliance Drawings, Equipment Egress plans, Roof Equipment Access Plans.
 - Performed quantity take-offs on Trade Fabrication Models to validate reported change order quantities.
 - Modeled Concrete Curbs on sloped roof surfaces to report concrete volumes for informed estimates

WORK HISTORY

MODULUS CONSULTING

San Francisco, CA

BIM Project Manager

2014 to 2019

- **Sutter Health CPMC Van Ness Campus | New Hospital | 740,000 SF (11 Levels)**
 - Revit Fabrication Modeling, Coordination for Harrison Drywall
- **Apple Park | New Corporate HQ Campus | 2,820,000 SF (4 Levels)**
 - Revit Fabrication Modeling, Coordination, Shop Drawings for Montbleu (Millwork), GFE (Specialty Ceilings), and Genie Scientific (Lab Furniture)
- **Apple Fitness & Wellness Center | New Corp. Healthcare Clinic | 96,000 SF (2 Levels)**
 - BIM Coordination Management for Nibbi Brothers
 - Revit Fabrication Modeling, Coordination, Shop Drawings, Trimble Points for Morrow Meadows
- **San Francisco Intl. Airport (SFO) LTPG2 | New Parking Garage | 1,190,000 SF (6 Levels)**
 - BIM Coordination Management for Nibbi Brothers
 - Revit Modeling & Coordination, Shop Drawings, of the Park Assist system for Redwood Electric
- **Genentech, Building 40 | New Life Sciences Building | 150,000 SF (8 Levels)**
 - Revit Fabrication Modeling, Coordination, Shop Drawings, Trimble Points for Decker Electric
- **BioMarin SRCC, 791 Lincoln Ave | New Life Sciences R&D Building | 85,500 SF (3 Levels)**
 - Revit Fabrication Modeling, Coordination, Shop Drawings for WBE
- **AstraZeneca, The Cove at Oyster Point | Life Sciences Building Fit-out | 80,000 SF (4 Levels)**
 - Revit Fabrication Modeling, Coordination, Shop Drawings for WBE
- **Alexandria Center for Life Science | New Life Science Campus | BLDG #825: 275,900 SF (6 Levels); BLDG #835: 275,900 SF (6 Levels); Parking Garage: 517,500 SF (6 Levels)**
 - Revit Fabrication Modeling, Coordination, Shop Drawings for Elcor Electric
- **UCSF Clinical Science Building | Higher-Ed Academic Bldg Renovation | 109,000 SF (7 Levels)**
 - Revit Modeling & Coordination, Shop Drawings for AVI-SPL
 - Logistics Planning & 4D Model for Plant Construction
- **Meta, Altoona Data Center | Data Center Equipment Retrofit**
 - Revit Design Modeling, Shop Drawings for CEG (Engineering)
- **Meta, San Antonio Rd | Office Building Re-Tenancing Fit-Out | BLDG #391: 239,000 SF (6 Levels); BLDG #401: 218,000 SF (6 Levels)**
 - BIM Coordination Management for WeWork
 - Revit Fabrication Modeling, Coordination, Shop Drawings, Trimble Points for Elcor Electric
- **Google, 237 Moffett Park Dr | Office Building Re-Tenancing Fit-Out | 255,000 SF (2 Levels)**
 - Revit Fabrication Modeling, Coordination, Shop Drawings for Elcor Electric
- **John M. Horner Middle School | New K-12 Academic Building(s) | BLDG-A: 30,500 SF (1 Level); BLDG-B: 16,000 SF (1 Level); BLDG-C: 50,000 SF (2 Levels); BLDG-D: 5,000 SF (1 Level)**
 - Revit Fabrication Modeling, Coordination, Shop Drawings for Del Monte Electric
- **UCSF Children's Hospital | New Pediatric Outpatient Center | 89,000 SF (6 Levels)**
 - Revit Fabrication Modeling, Coordination, Shop Drawings for N.V. Heathorn

HDR, Inc.

San Francisco, CA

Mechanical Designer

2007 to 2014

- **UCSF Children's Hospital | New Pediatric Outpatient Center | 89,000 SF (6 Levels)**
 - Mechanical Design Modeling & Construction Drawing Development
- **Samuel Simmonds Memorial Hospital | New Hospital | 103,000 SF (2 Levels)**
 - Mechanical Design Modeling & Construction Drawing Development
- **Cleveland Clinic Abu Dhabi | New Hospital | 2,300,000 SF (24 Levels)**
 - Landscape Architecture Drafting & Construction Drawing Development