

APPENDIX 6 As-Built Deliverables for Leasing

Before the space is released to the VA tenant, the Lessor shall provide the VA with As-Built documentation reflecting the actual leased space. This information is necessary to provide information for the annual reporting on VA's Capital Asset Inventory of space to the Office of Management and Budget (OMB) and for passing The Joint Commission surveys, who assures that VA provides care in safe environments. The As-Built documentation shall consist of electronic files (on DVD or other agreed upon transfer medium) and include a Building Information Model (BIM/model) in the latest release of Autodesk Revit (.rvt file format) and 2D floorplans (.dwg and electronic .pdf formats) derived from the model according to the guidance provided in the [VA Drawing Deliverable Requirements \(DDR\)](#). The lessor also should refer to the [VA BIM Standards](#) for additional guidance on modeling the elements noted in Appendix 6.

As-Built Deliverables when VA is a Tenant in Leased Space: The BIM As-Built documents shall show only the architectural layout elements pertinent to the lease (no finishes or graphic rendering), and include locations of exterior walls and roof (Level of Development (LOD) 200). Floor layout, interior walls, exterior and interior doors, windows, floors, column locations in rentable space, ceilings, bathrooms, and circulation (corridors, exit stairs, elevators, etc.) shall be modeled to a LOD 300. Other elements and utility systems do not need to be modeled.

Rooms, Departments, and areas must be modeled as *spatial objects* following Autodesk Revit best practices and be generated with the appropriate BIM tool and associated with bounding elements (walls, doors, windows, floors, columns, ceilings, underside of deck). All properties information associated with these spaces must be fully generated from and connected to the model geometry which defines its boundaries.

When using Autodesk Revit, **Architectural Spaces** must be modeled as “**Rooms**” and when rooms are aggregated into Departments they must also be modeled as “**Areas**.”

All *spatial objects* must be identified with the appropriate property information, identifying each room by name and functional code and department ownership according to the Capital Asset Inventory Space (CAI) Mapping Guidelines. If two areas have different functional space classifications, even though they are within the same physical room, they must be modeled as two separate spatial objects. Net Usable Square Feet (NUSF), Department Gross Square Feet (DGSF), and Gross Square Feet (GSF) for each space as applicable must be calculated automatically using BIM tools, and shown on the 2D electronic floorplans. (See [Standard Alert 002a](#) on the VA Technical Information Library for how to measure spaces.)

Life Safety Code, Physical Security, Rated Partitions, Exiting: All building elements that pertain to the Life Safety Code, Physical Security, emergency egress paths, exit sign locations, fire pull stations, suite designations, etc., must be modeled (minimum) to LOD 300. The specific identifying non-graphic information must be attached to each element. All Smoke Barriers and Fire Rated Partitions including fire safety suites must be modeled in BIM and shown on the 2D floor layout plans according to the rated walls graphic fill patterns provided in the VA BIM Standard [Appendix 4](#).