

## **BIM Requirement –Model Development Requirements**

### **(A) Contractor Deliverables – LOD 500 As-Built Model:**

The Contractor shall be responsible for developing and delivering a LOD 500 field-verified As-Built Revit model that:

1. Is based on the final construction Revit model used for coordination.
2. Accurately reflects the actual installed conditions of all building systems (Architectural, Structural, MEP, Civil, etc.).
3. Adheres to:
  - YORK REGION Asset Equipment OM Load Sheet
4. Includes detailed non-graphical asset data for all maintainable assets, including:
  - Manufacturer, model, serial number
  - Installation and warranty information
  - Maintenance schedules
  - Barcode or QR codes (if applicable)
  - Commissioning records and documentation

### **(B) BIM Execution Plan (BEP) Requirements:**

A comprehensive BIM Execution Plan (BEP) shall govern the development, coordination, and handover of the BIM models. The BEP shall:

- - Clearly define LOD 300 (design phase) and LOD 500 (as-built phase) requirements.
- - Outline asset classification, data handover standards, and model authorship responsibilities.
- - Specify data exchange formats and quality assurance processes to ensure successful integration with York Region's IWMS (e.g., Archibus).

### **(C) Roles and Responsibilities:**

The Contractor is responsible for the following tasks:

- Develop the initial list after the award based on the design and finalizes the BEP during construction.
- Establishes model standards, naming conventions, element authorship, and coordination procedures.
- Defines construction-phase modeling responsibilities and asset data deliverables.
- Review and Approval:
  - The BEP shall be submitted for York Region's review and approval.
  - It must be updated throughout the project lifecycle as needed.