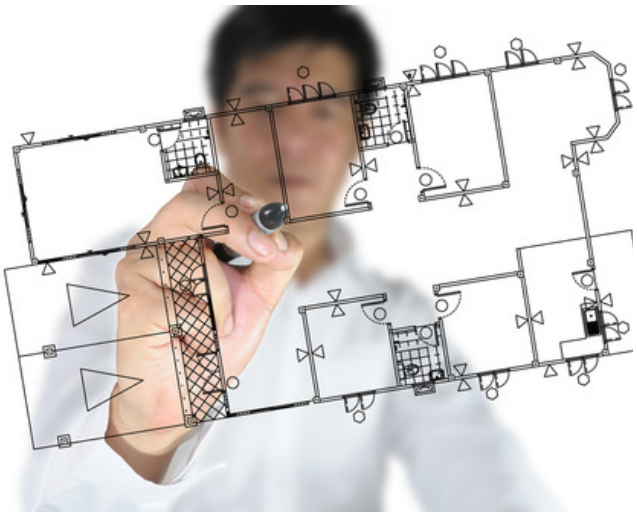
Building *i*

CASE STUDY: GSA Building Drawings Improved Through As Built Process

Are your buildings costing you more? Up-to-date structural drawings improve charge back and space planning accuracy



The General Services Administration (GSA) manages thousands of federal properties and over 300 million rentable square feet across the United States. More than one million employees are seated at these locations, which are owned or leased through GSA's Public Buildings Service. As the nation's largest public real estate organization, maintaining accurate structural drawings allows this vital organization to efficiently manage space, while decreasing occupancy costs and optimizing utilization rates.

THE CHALLENGE

The GSA was in need of space allocation in three properties, but out-of-date structural drawings and space usage reporting were making this task time consuming and costly. Drawings needed to be updated to reflect the reality of the space. Inaccurate as-built drawings did not contain space changes and remodels because these changes were never consolidated to update master drawings.

Multiple departments are housed in single GSA-managed buildings, with each department separately charged for their allocated space. Complete departments had been moved, however this information was not represented accurately as seating reports had not been updated in over a year. Outdated representations of the location of workers caused certain departments to be either over-charged or under-charged for their space usage.

THE SOLUTION

The solution was to update drawings based on a thorough survey of the buildings in order to create accurate as-builts. The drawings needed to reflect the spatial reality and a survey was the only way to ensure accuracy.

- The initial measurement validation survey was performed by Building*i* team members and required meticulous measurements over 650,000 square feet of interior and exterior space.
- The survey team used their extensive knowledge of GSA Space Type Assignment policy and GSA CAD Standards to recognize and apply needed changes to existing electronic floor plans, as well as for the creation of new floor plan files for these GSA sites.
- Space type assignments and local signage were also validated within separate SDM (Space Data Management) drawings, with new SDM drawings created as necessary, or required.

RESULTS

Through Building*i*'s extensive experience in workplace technology, and expertise utilizing Integrated Workplace Management System (IWMS) tools, structural drawings were updated to provide improved accuracy. The updated information created more efficiency in charge back reporting, way-finding, and future planning for space allocation.

Improvement	Effect
Updated the drawings	**Data Integrity:** As a federal building, it is imperative that drawings are accurate
Input into IWMS	**Accurate reporting on space:** Move/Add/Change processes are easier and more efficient
Drawings now reflect actual square footage by department	**Efficient and exact accounting :** Ability to accurately charge back organizations for space usage
Identified current team locations	**Improved seat location:** Easily shows how space is being allocated and where teams are seated