

# DIGON – Custom Reports Guide

---

## Table of Contents

Introduction .....	3
Summary of Available DIGON Custom Reports .....	6
DIGON – Audit .....	7
DIGON – Catalog .....	8
DIGON - Cost Modifier Assignments .....	9
DIGON – QA Review .....	10
DIGON – QA Review+Details .....	11
DIGON – Scenario Summary .....	12
DIGON – Site .....	13
SPIRE Reports .....	15
Abbreviations and Terms .....	16

## INTRODUCTION

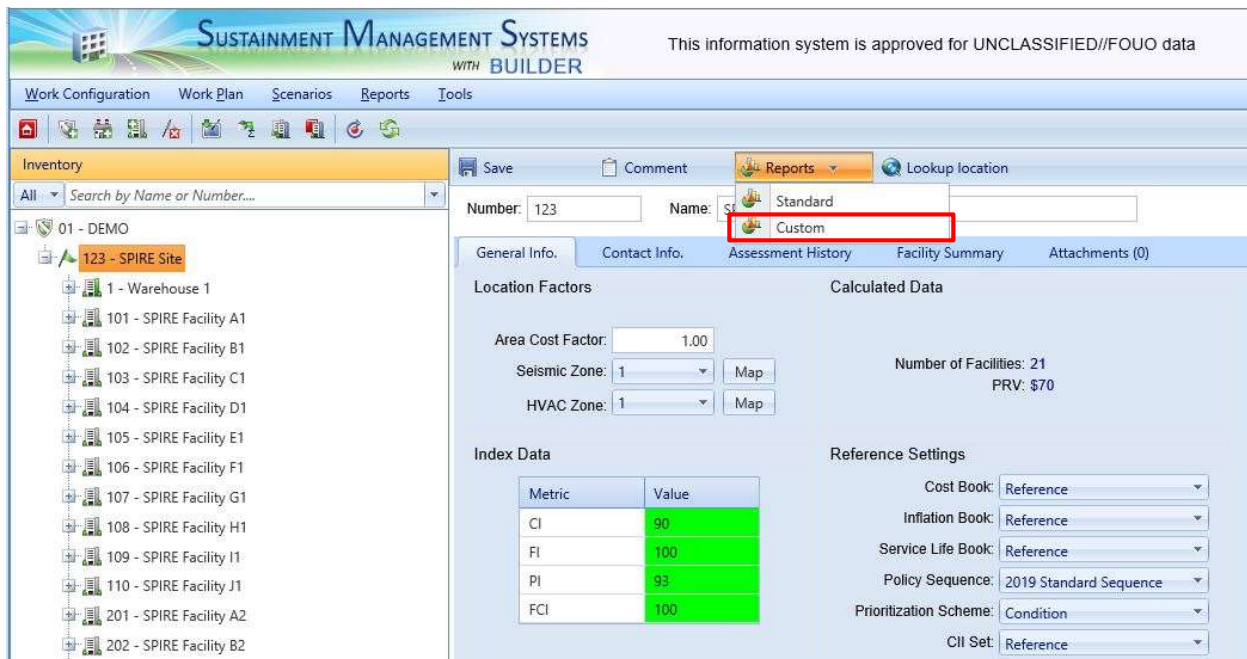
BUILDER offers a suite of reports available for customization by individual clients. These reports provide users with the ability to visualize and organize their data to support infrastructure management decision-making. This guide provides a detailed explanation of each BUILDER custom report developed and currently available from DIGON Systems, a distribution, training, support and consulting partner for the BUILDER, ROOFER and RAILER asset management tools within the Sustainment Management System (SMS).

### HOW ARE CUSTOM REPORTS ACCESSED?

In BUILDER, Custom Reports are accessed in the Inventory Module from the toolbar above the content pane as shown in Figure 1, **not** by clicking the "Reports" button in the Menu Bar. There are currently no reports available for generation under the Inspection or Functionality Modules.

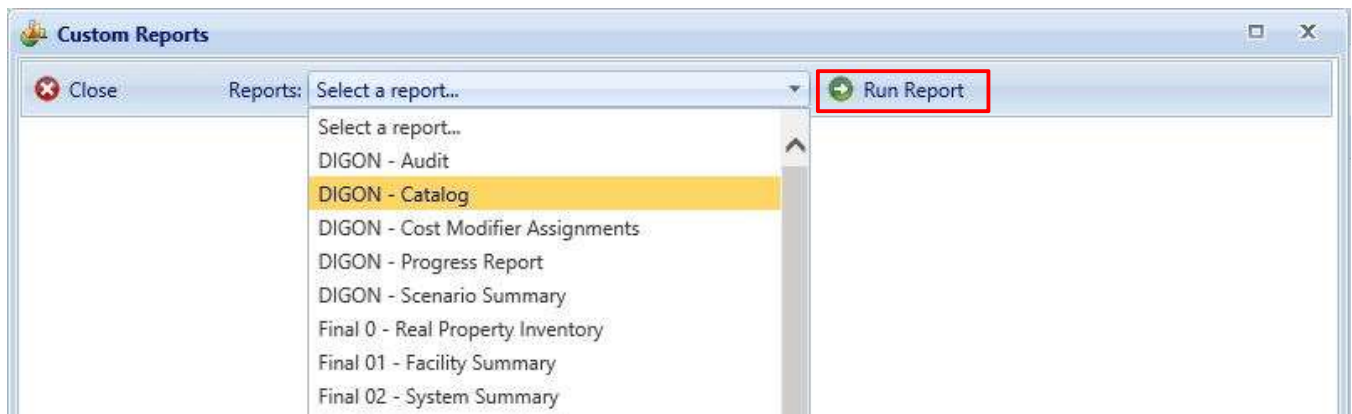
Custom reporting is available at the Organization (🏠), Site (📍), Complex (🏢), and Building (🏠) levels of the BUILDER hierarchy. Not all reports may be available at each level of the hierarchy, however. The reports will generate at whichever level in the hierarchy you have selected and will include all data organized below it in the tree. In the example of Figure 1, the reports will generate at the Site level and include only data for the complexes/assets organized under "123 - SPIRE Site" such as assets "1 - Warehouse 1" and "101 - SPIRE Facility A1." After selecting an Organization, Site, Complex, or Building, click "Custom" in the Reports drop-down.

**Figure 1: Custom Report Access**



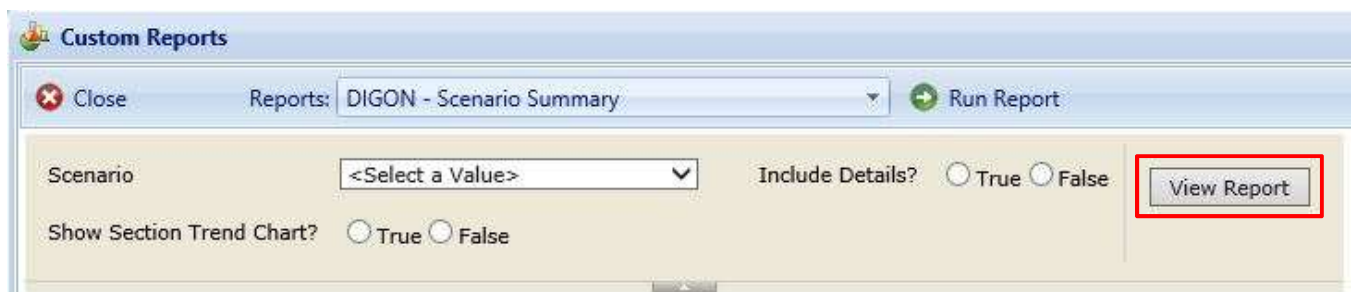
A Custom Reports window will appear. Select the desired report and click the “Run Report” button (Figure 2). This will generate a report preview.

**Figure 2: Custom Reports Window**



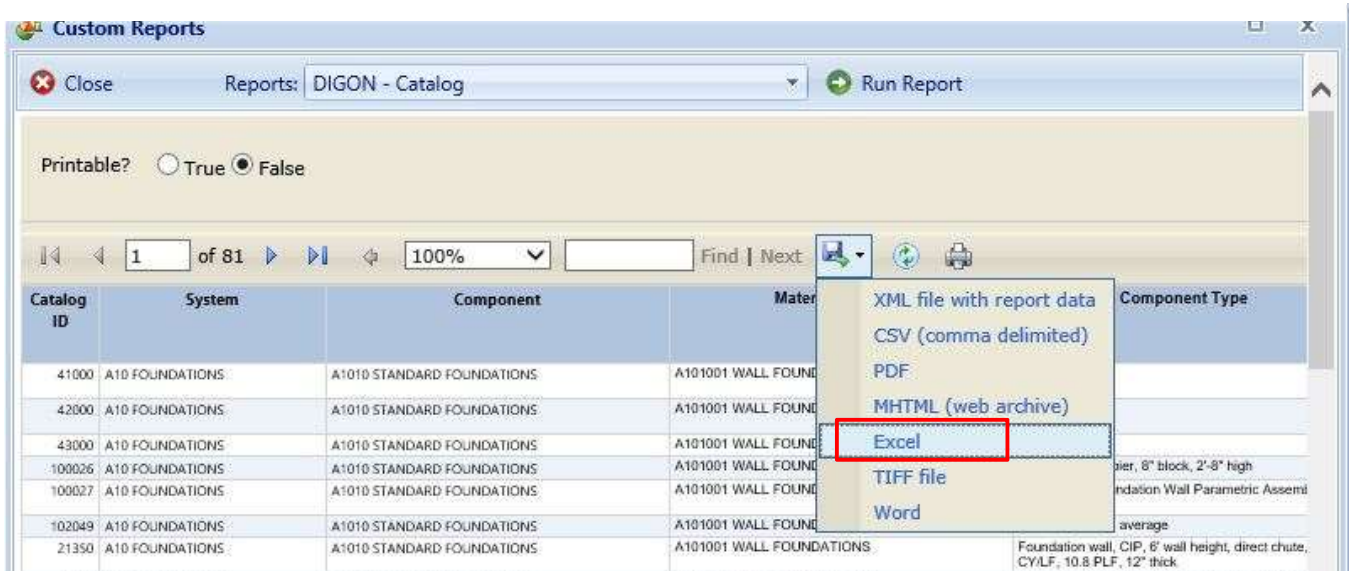
Some reports have parameters that can be selected to further define report output. Select the desired parameter values and then click the “View Report” button, as shown in Figure 3. This is located on the right side of the window, and you may need to scroll over to see it.

**Figure 3: Set Report Parameters**



The report can be exported by clicking the blue diskette icon and selecting the desired output (Figure 4). Some reports are designed to be printable and exportable to PDF for printing or distributing. Other reports are tabular in nature and are designed to be exportable to Excel. Refer to each report description to determine the ideal output to use.

**Figure 4: Report Export**



## SUMMARY OF AVAILABLE DIGON CUSTOM REPORTS

REPORT NAME	BUILDER Levels Report Is Available				Formatted For
	ORG	SITE	CPLX	BLDG	
<a href="#">DIGON – Audit</a>	X				EXCEL
<a href="#">DIGON – Catalog</a>	X	X			EXCEL/PDF
<a href="#">DIGON – Cost Modifier Assignments</a>	X	X	X	X	EXCEL
<a href="#">DIGON – QA Review</a>		X	X	X	EXCEL
<a href="#">DIGON – QA Review+Details</a>		X	X	X	EXCEL
<a href="#">DIGON – Scenario Summary</a>	X	X			EXCEL
<a href="#">DIGON – Site Report</a>		X			PDF
<a href="#">SPIRE – Building Create</a>		X			CSV
<a href="#">SPIRE – Building Update</a>		X	X		CSV
<a href="#">SPIRE – Inspection Create</a>				X	CSV
<a href="#">SPIRE – Inspection Update</a>		X	X	X	CSV
<a href="#">SPIRE – Inventory Create</a>				X	CSV
<a href="#">SPIRE – Inventory Update</a>		X	X	X	CSV

## DIGON – AUDIT

### DESCRIPTION:

This report provides a list of the day, time, and description of specific actions that have been performed in BUILDER. This can provide valuable visibility into a user action history between a specific date range.

### ANSWERS THE QUESTIONS:

- How can I see who has done what in BUILDER? For example:
  - How many inspections were added by this person in June?
  - My scores seem strange this week. What sections have been updated in the last 7 days?

### AVAILABLE BUILDER LEVELS:

- Organization

### PARAMETERS TO FILTER DATA:

- **Site(s):** Select one or more Sites
- **Tables:** Choose which database tables to display
- **Start Date/End Date:** Choose a data range
- **Users:** Select one or more BUILDER users

### RECOMMENDED FORMAT: Excel

**Figure 5: Sample DIGON - Audit Report**

DATE	Name	Event	Table	Building
10/13/2016 9:19:34 AM	Schowalter, Paul	Modify	Facility	0001 - Tower
<b>Field Name</b>		<b>Old Value</b>		<b>New Value</b>
Replacement_Cost				227956000
Status_Year				0
BLDG_NO_FLOORS		1		55
Bldg_UserRatingNum				-1
ConstructionType_Link				1
6/2/2017 11:38:05 AM	Schowalter, Paul	Modify	Facility	999 - 1900 Building
<b>Field Name</b>		<b>Old Value</b>		<b>New Value</b>
Replacement_Cost		327530.3482		428000
Quantity		83.6130599738614		114.642795564161
9/15/2017 3:14:59 PM	Schowalter, Paul	Modify	Facility	0001 - Tower
<b>Field Name</b>		<b>Old Value</b>		<b>New Value</b>
Replacement_Cost		3.0000		2500000

## DIGON – CATALOG

### DESCRIPTION:

This report provides a list of all catalog items and their Sub-Components, Unit of Measure, Design Life, cost information, and the number of times used in the Organization or Site for which the report is run. When run at the Site level, the Area Cost Factor is included.

### ANSWERS THE QUESTIONS:

- How can I see all the cost, service life, and other attributes to the catalog items that are available to me?
- How many times have we picked a certain section catalog item within my organization?

### AVAILABLE BUILDER LEVELS:

- Organization
- Site

### PARAMETERS TO FILTER DATA:

- **Printable:** Choose a printable version pre-formatted to 8.5" x 11". The printable version displays fewer fields than the full version of the report, focusing on key data for a printed report.

**RECOMMENDED FORMAT:** If **Printable** is selected, recommended format is PDF; otherwise, Excel

**Figure 6: Sample DIGON - Catalog Report (full)**

0020 - Both Operations																
Catalog ID	System	Component	Material Category	Component Type	Sub Component(s)	UoM	Design Life	Baseline Unit Cost	Baseline Cost Year	Inflation Multiplier	General Multiplier	Adjusted Unit Cost (Without Area Factor)	Edited by User?	Metric To-SAE Multiplier	Component Importance (CI)	Number Of Times In Use
41000	A10 FOUNDATIONS	A1010 STANDARD FOUNDATIONS	A101001 WALL FOUNDATIONS	General	Reinforcement Surface	LF	100	\$54	2011	1.00082	1.25	\$64	No	3.281	0.50	2
42000	A10 FOUNDATIONS	A1010 STANDARD FOUNDATIONS	A101001 WALL FOUNDATIONS	Other	Reinforcement Surface	LF	100	\$54	2011	1.00082	1.25	\$64	No	3.281	0.50	0
43000	A10 FOUNDATIONS	A1010 STANDARD FOUNDATIONS	A101001 WALL FOUNDATIONS	Unknown	Reinforcement Surface	LF	100	\$54	2011	1.00082	1.25	\$64	No	3.281	0.50	0
30202	A10 FOUNDATIONS	A1010 STANDARD FOUNDATIONS	A101001 WALL FOUNDATIONS	Foundation Wall	Reinforcement Surface	LF	100	\$5	2011	1.00082	1.25	\$61	No	10.764	0.50	0
21551	A10 FOUNDATIONS	A1010 STANDARD FOUNDATIONS	A101001 WALL FOUNDATIONS	Grade Beams	Reinforcement Surface	LF	100	\$144	2011	1.00082	1.25	\$170	No	3.281	0.69	0
21550	A10 FOUNDATIONS	A1010 STANDARD FOUNDATIONS	A101001 WALL FOUNDATIONS	Strip Footing	Reinforcement Surface	LF	100	\$54	2011	1.00082	1.25	\$64	No	3.281	0.69	0
41001	A10 FOUNDATIONS	A1010 STANDARD FOUNDATIONS	A101002 COLUMN FOUNDATIONS & PILE CAPS	General	Reinforcement Surface	EA	100	\$2,325	2011	1.00082	1.25	\$3,432	No	1.000	0.50	0
42001	A10 FOUNDATIONS	A1010 STANDARD FOUNDATIONS	A101002 COLUMN FOUNDATIONS & PILE CAPS	Other	Surface	EA	100	\$2,325	2011	1.00082	1.25	\$3,432	No	1.000	0.50	0
43001	A10 FOUNDATIONS	A1010 STANDARD FOUNDATIONS	A101002 COLUMN FOUNDATIONS & PILE CAPS	Unknown	Surface	EA	100	\$2,325	2011	1.00082	1.25	\$3,432	No	1.000	0.50	0
30001	A10 FOUNDATIONS	A1010 STANDARD FOUNDATIONS	A101002 COLUMN FOUNDATIONS & PILE CAPS	Column Pier	Reinforcement Surface	EA	100	\$2,325	2011	1.00082	1.25	\$3,432	No	1.000	0.69	0

**Figure 7: Sample DIGON - Catalog Report (printable)**

0020 - Both Operations									
Catalog ID	System	Component	Material Category	Component Type	UoM	Design Life	Adjusted Unit Cost (Without Area Factor)	Number Of Times In Use	
41000	A10 FOUNDATIONS	A1010 STANDARD FOUNDATIONS	A101001 WALL FOUNDATIONS	General	LF	100	\$64	2	
42000	A10 FOUNDATIONS	A1010 STANDARD FOUNDATIONS	A101001 WALL FOUNDATIONS	Other	LF	100	\$64	0	
43000	A10 FOUNDATIONS	A1010 STANDARD FOUNDATIONS	A101001 WALL FOUNDATIONS	Unknown	LF	100	\$64	0	
20202	A10 FOUNDATIONS	A1010 STANDARD FOUNDATIONS	A101001 WALL FOUNDATIONS	Foundation Wall	SF	100	\$11	0	
21551	A10 FOUNDATIONS	A1010 STANDARD FOUNDATIONS	A101001 WALL FOUNDATIONS	Grade Beams	LF	100	\$213	0	
21550	A10 FOUNDATIONS	A1010 STANDARD FOUNDATIONS	A101001 WALL FOUNDATIONS	Strip Footing	LF	100	\$64	0	
41001	A10 FOUNDATIONS	A1010 STANDARD FOUNDATIONS	A101002 COLUMN FOUNDATIONS & PILE CAPS	General	EA	100	\$3,432	0	
42001	A10 FOUNDATIONS	A1010 STANDARD FOUNDATIONS	A101002 COLUMN FOUNDATIONS & PILE CAPS	Other	EA	100	\$3,432	0	
43001	A10 FOUNDATIONS	A1010 STANDARD FOUNDATIONS	A101002 COLUMN FOUNDATIONS & PILE CAPS	Unknown	EA	100	\$3,432	0	
30001	A10 FOUNDATIONS	A1010 STANDARD FOUNDATIONS	A101002 COLUMN FOUNDATIONS & PILE CAPS	Column Pier	EA	100	\$3,432	0	
20001	A10 FOUNDATIONS	A1010 STANDARD FOUNDATIONS	A101002 COLUMN FOUNDATIONS & PILE CAPS	Column Pier - Concrete	EA	100	\$29,521	0	



## DIGON - COST MODIFIER ASSIGNMENTS

### DESCRIPTION:

This report provides an overview of all cost modifier assignments and the level (scope) at which they were assigned. It displays all assigned modifiers rather than all inherited modifiers. This report will be available when the BUILDER Cost Modifier feature is released.

### ANSWERS THE QUESTIONS:

- How can I validate that all modifier assignments are complete and correct without having to click the Cost Modifiers tab for every hierarchy element?
- How can I view all modifiers assigned in my Organization, Site, Complex, or Building?
- What is the estimated impact of each modifier on Section costs?

### AVAILABLE BUILDER LEVELS:

- Organization
- Site
- Complex
- Building

### PARAMETERS TO FILTER DATA:

- N/A

### RECOMMENDED FORMAT: Excel

**Figure 8: Sample DIGON - Cost Modifier Assignments Report**

Building Name	Alternate ID	System	Component	Section Category	Section Subtype	Section Name	Modifier Scope	Modifier Type	Modifier Name	Modifier Value	Est Modifier Impact
							Site	Adder	Site Adder	2000.0000	\$150,000.00
							Site	Multiplier	Site 2x Multiplier	2.0000	\$36,546,102.51
Millennium Falcon Hangar	SOLOSHIP						Building	Adder	Building Adder	1000.0000	\$30,000.00
Millennium Falcon Hangar	SOLOSHIP						Building	Multiplier	Building 2x Multiplier	2.0000	\$9,231,176.04
Millennium Falcon Hangar	SOLOSHIP	A10 FOUNDATIONS					System	Adder	System \$1k Adder	1000.0000	\$3,000.00
Millennium Falcon Hangar	SOLOSHIP	A10 FOUNDATIONS	A1030 SLAB ON GRADE	A103001 STANDARD SLAB ON GRADE	General	N/A dtdf	Section	Multiplier	Section 2x Multiplier	2.0000	\$1301,972.33
Millennium Falcon Hangar	SOLOSHIP	A10 FOUNDATIONS	A1030 SLAB ON GRADE	A103001 STANDARD SLAB ON GRADE	General	N/A dtdf	Section	Multiplier	Section 3x Multiplier	3.0000	\$2,603,944.66
Millennium Falcon Hangar	SOLOSHIP	C10 INTERIOR CONSTRUCTION					System	Adder	System \$1k Adder	1000.0000	\$2,000.00
Millennium Falcon Hangar	SOLOSHIP	C10 INTERIOR CONSTRUCTION	C1020 INTERIOR DOORS				Component	Multiplier	Component 2x Multiplier	2.0000	\$23,824.24
Millennium Falcon Hangar	SOLOSHIP	C10 INTERIOR CONSTRUCTION	C1020 INTERIOR DOORS	C102001 STANDARD INTERIOR DOORS	Metal Door	N/A	Section	Multiplier	Section 2x Multiplier	2.0000	\$23,824.24
Millennium Falcon Hangar	SOLOSHIP	C10 INTERIOR CONSTRUCTION	C1020 INTERIOR DOORS	C102001 STANDARD INTERIOR DOORS	Metal Door	N/A	Section	Multiplier	Section 3x Multiplier	3.0000	\$47,648.49
Wookiee Medical Bay	V00K13						Building	Multiplier	Building 2x Multiplier	2.0000	\$2,686,893.18
Wookiee Medical Bay	V00K13	A10 FOUNDATIONS	A1030 SLAB ON GRADE	A103001 STANDARD SLAB ON GRADE	General	N/A	Section	Multiplier	Section 3x Multiplier	3.0000	\$210,920.87
Princess Leia Command Center	LEIA	A10 FOUNDATIONS					System	Adder	System \$1k Adder	1000.0000	\$2,000.00
Princess Leia Command Center	LEIA	A10 FOUNDATIONS	A1030 SLAB ON GRADE				Component	Multiplier	Component 2x Multiplier	2.0000	\$1,265,535.75
Princess Leia Command Center	LEIA	D50 ELECTRICAL	D5010 ELECTRICAL SERVICE & DISTRIBUTION	D501001 MAIN TRANSFORMERS	General	N/A	Section	Multiplier	Section 2x Multiplier	2.0000	\$552.20

## DIGON – QA REVIEW

### DESCRIPTION:

This report is a comprehensive Section-level report that contains Asset-level data, Section Inventory data, Inspection data from the latest inspection, relevant Section-level metrics calculated by BUILDER, current year work items, and space to put reviewer comments and action items.

### ANSWERS THE QUESTIONS:

- How can I see all the inventory, inspection, and work details for a given Section?
- Where can I perform QA on the assessment details with easy ability to sort and filter section data?

### AVAILABLE BUILDER LEVELS:

- Site
- Complex
- Building

### PARAMETERS TO FILTER DATA:

- N/A

### RECOMMENDED FORMAT: Excel

**Figure 9: Sample DIGON - QA Review Report**

Inspector Rating	BUILDER CALC'S - Section-Level Metrics							COSTS	
	Expected CI	Difference Between Expected CI and Inspector Rating	Current Estimated CI	Design Life	Age	% of Design Life Used	Remaining Service Life	Catalog Unit Cost	Replacement Cost
30	75	45	30	40	26	65%	0	\$3,000	\$4,738
50	16	-34	50	30	39	130%	3	\$68	\$1,197,792
30	0	-30	30	14	39	279%	0	\$48	\$14,214
	62	62	62	50	39	78%	11	\$48	\$25,586
50	33	-17	48	40	43	108%	0	\$1,120	\$1,800
	62	62	62	50	39	78%	11	\$1,940	\$91,918
	96	96	96	125	39	31%	86	\$7,450	\$47,065

## DIGON – QA REVIEW+DETAILS

### DESCRIPTION:

This report expands upon the DIGON – QA Review Report, adding Section Details such as Equipment ID, Serial No., and Location. A row is displayed for each Section Detail. When a Section contains more than one detail, the additional rows are highlighted in gray to help identify all details belonging to a Section. In the example below, D302001 contains four Section Details, so the extra rows are gray.

### ANSWERS THE QUESTIONS:

- How can I see all the Section Detail information for a Section?
- Where can I perform QA on the assessment details with easy ability to sort and filter section data?

### AVAILABLE BUILDER LEVELS:

- Site
- Complex
- Building

### PARAMETERS TO FILTER DATA:

- N/A

### RECOMMENDED FORMAT: Excel

**Figure 10: Sample DIGON - QA Review+Details Report**

INVENTORY							
System	Component	Section Category	Section Subtype	Section Name	Qty	UoM	Section Year
D30 HVAC	D3020 HEAT GENERATING SYSTEMS	D302001 BOILERS	Electric, Hot Water	N/A	4	EA	2000
D30 HVAC	D3020 HEAT GENERATING SYSTEMS	D302001 BOILERS	Electric, Hot Water	N/A	4	EA	2000
D30 HVAC	D3020 HEAT GENERATING SYSTEMS	D302001 BOILERS	Electric, Hot Water	N/A	4	EA	2000
D30 HVAC	D3020 HEAT GENERATING SYSTEMS	D302001 BOILERS	Electric, Hot Water	N/A	4	EA	2000
D30 HVAC	D3020 HEAT GENERATING SYSTEMS	D302002 FURNACES	Electric, 34.1 MBH	N/A	10	EA	2002
D40 FIRE PROTECTION	D4010 FIRE ALARM AND DETECTION SYSTEMS	D401001 FIRE ALARM DISTRIBUTION	Control equipment - combination fire alarm and mass notification , addressable	N/A	45,000	SF	1991

SECTION DETAILS											
Equipment ID	EQ. Type	EQ. Make	Serial No	Model	Capacity	Manufacturer	Warranty Company	Warranty Date	Warranty Company2	Warranty Date2	Location
PLCC814			22245789			General Electric					
PLCC815			22245788			General Electric					
PLCC816			22245787			General Electric					
PLCC817			22245786			General Electric					
PLCC815											
PLCC816											

## DIGON – SCENARIO SUMMARY

### DESCRIPTION:

This report shows work summary requirements related to a Scenario, including the costs, Condition Index, Functionality Index, Performance Index, and Facility Condition Index projected for each year by Building over the life of the selected Scenario. There is also a tab that lists every Work Item as well as tabs for each Building that show the projected Condition Index trend line for every Section.

### ANSWERS THE QUESTIONS:

- How can I see the results and impacts of a Scenario to my facility metrics over time?
- How can I see inspection comments right next to the work item details to understand why this needs work?

### AVAILABLE BUILDER LEVELS:

- Organization
- Site

### PARAMETERS TO FILTER DATA:

- **Scenario:** Select a Scenario
- **Include Details?:** Choose whether to include Work Item details
- **Show Section Trend Chart?:** Choose whether to include Condition Index Trend Chart

### RECOMMENDED FORMAT: Excel

Figure 11: Sample DIGON - Scenario Summary Report

Building	PRY	Total Work Cost	2018		2018				2019				2020				2021						
			FY Work Cost	FY Work Cost	BCI	FI	PI	FCI	FY Work Cost	BCI	FI	PI	FCI	FY Work Cost	BCI	FI	PI	FCI	FY Work Cost	B	CI	PI	FCI
02713 - FLAMMABLE STORAGE	\$23,319	\$7,100	\$7,100	-	95	96	100	-	94	96	100	-	94	96	100	-	93	95	100	-	-	-	-
04339 - MENTAL HEALTH CLINIC	\$3,479,000	\$345,700	\$155,500	-	90	93	100	\$92,000	88	91	100	-	87	91	100	\$33,000	85	89	100	-	-	-	-
05111 - WRM WAREHOUSE	\$2,836,688	\$19,300	\$10,800	-	87	91	100	-	87	90	100	\$8,500	86	90	100	-	86	90	100	-	-	-	-
07008 - MEDICAL LOGISTICS (WRM)	\$501,371	-	-	-	86	89	100	-	85	88	100	-	84	87	100	-	83	86	100	-	-	-	-
07104 - PHYSICAL THERAPY	\$932,038	\$288,900	\$50,300	-	83	88	100	\$12,500	81	86	100	\$217,300	79	85	100	\$8,800	97	98	100	-	-	-	-
08080 - BIENVIRONMENTAL	\$1,166,911	\$1,262,950	\$979,450	-	92	94	100	\$160,700	91	94	100	\$10,550	95	96	100	-	94	96	100	-	-	-	-
09201 - MEDICAL CLINIC	\$40,609,065	\$14,543,000	\$10,387,700	\$365,100	84	89	100	\$281,450	84	88	100	\$780,450	83	88	100	\$807,750	82	87	100	-	-	-	-
09205 - MISC QIFCLTY	\$93,080	\$2,000	\$2,000	-	94	96	100	-	93	95	100	-	92	94	100	-	91	94	100	-	-	-	-
09206 - GENERATOR BUILDING	\$498,949	\$241,750	\$235,250	-	96	97	100	\$6,500	95	96	100	-	95	96	100	-	94	96	100	-	-	-	-
09207 - MISCO/RECTN FCLTY	\$86,232	\$7,300	\$7,300	-	98	99	100	-	98	98	100	-	97	98	100	-	97	98	100	-	-	-	-
09216 - AMBULANCE SHELTER	\$120,980	\$298,100	\$298,100	-	98	99	100	\$2,000	98	98	100	-	97	98	100	-	97	98	100	-	-	-	-
09223 - VETERINARY CLINIC	\$421,762	\$104,000	\$85,000	\$2,000	92	94	100	-	91	93	100	\$17,000	90	93	100	-	89	92	100	-	-	-	-
06000 - 28TH MEDICAL GROUP	\$29,199,644	\$7,731,150	\$6,241,650	\$63,250	85	89	100	\$165,000	84	88	100	\$43,300	83	88	100	\$4,300	81	87	100	-	-	-	-
06009 - EMERGENCY GENERATOR	\$416,820	\$105,200	\$102,800	-	97	98	100	-	97	98	100	\$2,400	96	97	100	-	96	97	100	-	-	-	-
06010 - VETERINARY CLINIC	\$3,188,410	\$333,650	\$282,150	-	89	92	100	-	88	91	100	-	87	91	100	\$14,300	86	90	100	-	-	-	-
06011 - PICNIC SHELTER	\$339,012	-	-	-	92	94	100	-	91	93	100	-	89	93	100	-	88	92	100	-	-	-	-
06015 - HAZARDOUS WASTE	\$101,770	\$53,000	\$29,200	-	83	88	100	\$23,800	81	87	100	-	88	99	100	-	97	98	100	-	-	-	-
00109 - 319 MEDICAL GROUP CLINIC	\$28,006,000	\$11,783,850	\$9,324,100	\$1,013,700	91	93	100	\$38,200	92	94	100	\$77,550	91	93	100	\$223,400	90	92	100	-	-	-	-
00326 - VETERINARY CLINIC	\$674,874	\$457,150	\$382,050	-	94	95	100	-	93	95	100	-	92	94	100	-	91	93	100	-	-	-	-
08036 - RECREATION PAVILION	\$51,714	-	-	-	90	93	100	-	89	92	100	-	88	91	100	-	86	90	100	-	-	-	-

## DIGON – SITE

### DESCRIPTION:

This report provides an overview of the physical conditions at a Site using the data in BUILDER SMS. It includes an executive summary for the Site with Site comments; a Buildings summary with metrics such as CI, PI, FI, FCI, and work item totals; a Systems summary with the Condition Index for every system in the Site; a Scenario summary showing the cost of all projected work items by Building each year of the selected scenario; and Condition Index and Facility Condition Index trends for the Site.

You may also choose to include detailed information about each Building, including Amber or Red Sections. In addition, appendices provide information on BUILDER in general, condition ratings, terms and abbreviations, and Work Configuration specific to the Site.

#### Notes on Photos and Comments:

- **Site and Building Photos**—You can include a single photo of the Site on the cover page of the report and of a Building on its individual Building Summary page. To do so, in the BUILDER UI, add an image attachment with the Title of “**MAIN**” at the Site level for a site photo and at the Building level for a building photo. The name of the source file for the image does not need to be “MAIN,” only the Title in BUILDER. The photo will then be automatically displayed in the Site Report. If “MAIN” does not exist, the report will pull the most recent photo if one or more is attached.
- **Inspection Photos**—One photo can be displayed for each amber or red Section in the Low-Condition Sections area of the report. If the most recent inspection for a Section has one or more photos attached, the report will display the most recent photo.
- **Comments**—If a Site or Building has a Comment specified in BUILDER, the Site Report will include the text in a Comments section. Site comments are included after the Site Executive Summary; Building comments are included after the individual Building Summary.

### ANSWERS THE QUESTIONS:

- How can I see a high-level summary of the condition and work item costs of all Buildings in a particular Site?

### AVAILABLE BUILDER LEVELS:

- Site

### PARAMETERS TO FILTER DATA:

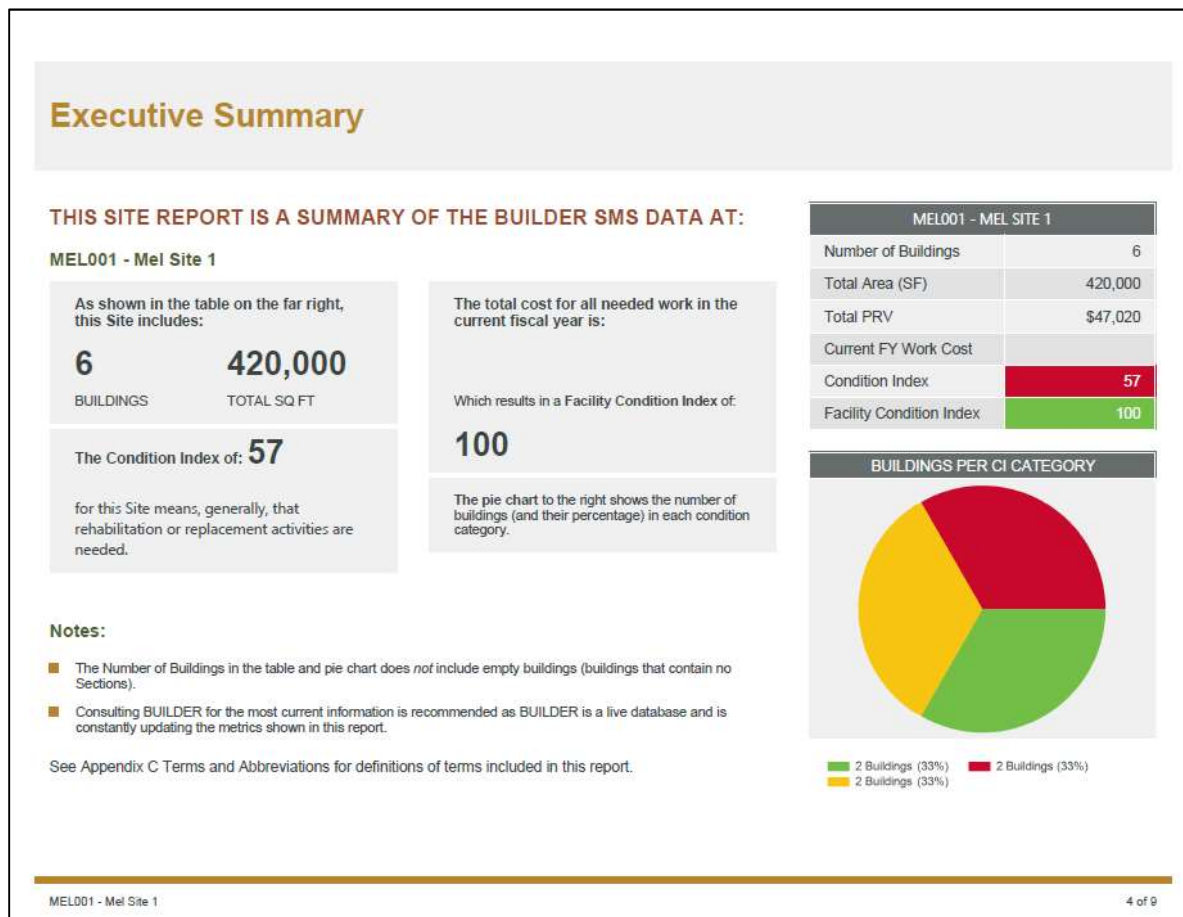
- **Select a Scenario:** Choose from the list of available scenarios for this Site; choose N/A if you do not want to include scenario-based data in the report.
- **Display Individual Building Reports:** If you want to include detailed information on each Building, select **True**; otherwise, select **False** and only the Site summary information will be included.
- **Select Building Data to Display:** If the above parameter (**Display Individual Building Reports**) is set to **True**, a drop-down list of available Building information is displayed. Select the items you want to include in the report.



- **Display Low-Condition Sections:**
  - **Red – Inspected Only:** Display Sections in this Building that have been inspected and currently have a CI of Red.
  - **Amber or Red – Inspected Only:** Display Sections in this Building that have been inspected and currently have a CI of Amber or Red.
  - **Red – All:** Display all Sections in this Building with a CI of Red, including those that are age-based.
  - **Amber or Red – All:** Display all Sections in this Building with a CI of Amber or Red, including those that are age-based.
  - **None:** Do not include Low-Condition Sections in the report.
- **Include Photos for Low-Condition Sections?** Select **True** to include an inspection photo, when available.
- **Display Appendices:** If you want to include the standard appendices in the report, select **True**; otherwise, select **False**.

**RECOMMENDED FORMAT:** PDF

*Figure 12: Sample DIGON - Site Report*



## SPIRE REPORTS

### DESCRIPTION:

SPIRE is an integration tool developed by DIGON that offers real-time data synchronization between BUILDER and other facilities management systems. The SPIRE Web Portal offers a user-friendly interface for processing updates via spreadsheet batch files.

Files uploaded via the Portal must be in comma-separated values (CSV) file format that conform to specific guidelines. Several DIGON custom reports are available in BUILDER that can help you build files for Building, Inventory Detail, or Inspection syncs:

- SPIRE – Building Create
  - Runs at the Site level
  - Populates the following fields with existing BUILDER data: ComplexId
  - Allows you to specify Current Status, Number of Floors, and Construction Type
- SPIRE – Building Update
  - Runs at the Site and Building level
  - Populates fields with existing BUILDER data for each Building
- SPIRE - Inventory Create
  - Runs at the Building level
  - Populates the following fields with existing BUILDER data: BldgAltId, ComplexId, BuildingId
- SPIRE - Inventory Update
  - Runs at the Site, Complex, or Building level and includes all Sections within that level
  - Populates fields with existing BUILDER data for each Section
- SPIRE - Inspection Create
  - Runs at the Building level
  - Populates the following fields with existing BUILDER data: BldgAltId, BuildingId
- SPIRE - Inspection Update
  - Runs at the Site, Complex, or Building level and includes inspections for all Sections within that level
  - Populates fields with existing BUILDER data for each inspection

### AVAILABLE BUILDER LEVELS:

- Organization
- Site
- Complex
- Building

### PARAMETERS TO FILTER DATA:

- See report descriptions above

### RECOMMENDED FORMAT: CSV

## ABBREVIATIONS AND TERMS

Term	Acronym	Definition
Building Condition Index	BCI	A condition rating for the overall Building. For each Building, the BCI is computed by taking the average of its Systems' CIs, weighted by replacement cost.
Building Functionality Index	BFI	The BFI measures the functionality of a building as a whole through a functionality assessment. The higher the BFI the better. Sometimes annotated as simply, "FI."
Building Performance Index	BPI	The BPI measures the overall performance of a building. BPI is a combination of the CI and FI, weighted more heavily on the lower of the two. The split weighting is 0.71 and 0.29. Therefore, if CI is lower than PI, the equation would be $BPI = (CI * 0.71) + (FI * 0.29)$ . Sometimes annotated as simply, "PI."
Building Use	-	Building/Asset Use Category.
Component	-	Component classification as associated with UNIFORMAT Level 3. Components are used to help the organize the records of the actual physical items (Sections) within a System.
Component-Section Condition Index	CSCI	CSCI is the fundamental metric used in BUILDER. The CSCI is a condition rating for the Component-Section that is aggregated to every other level in the facility hierarchy.
Condition Index	CI	CI is BUILDER's primary condition measure. The CI for each Component-Section is computed from inspection data that records the type, severity, and density of each distress found.
Direct Rating	-	A color rating describing a Section's condition.
Each	EA	EA is a unit of count defining the number of items regarded as separate units.
Engineering Research and Development Center-Construction Engineering Research Laboratory	ERDC-CERL	ERDC-CERL helps solve our Nation's most challenging problems in civil and military engineering, geospatial sciences, water resources, and environmental sciences for the Army, Department of Defense, civilian agencies, and our Nation's public good.



Facility Condition Index	FCI	The FCI is the current maintenance, repair, and replacement deficiencies of the facility divided by the current replacement value of the facility. The higher the FCI, the better. The FCI calculation is $(1 - (\text{Deferred Work} / \text{Current Replacement Value})) * 100$ .
Functionality Index	FI	FI is the primary functionality measure and uses a 0 to 100-point scale in keeping with the SMS Sustainment Management System design philosophy. The functionality index is computed from assessment data that records the functionality issues present in the building and the severity and density of those issues.
Heating, Ventilation and Air Conditioning	HVAC	The HVAC system is used to provide heating and cooling services to buildings.
Linear Feet	LF	LF is typically used to quantify components which are much larger in one dimension than the other. As examples: curbing, trim, flashing, and gutters are measures in linear feet. Measured in regular feet. No conversion is necessary. If something is 6 linear feet tall, it is 6 feet tall.
Performance Index	PI	The PI a combination of BCI and FI. The performance index is a useful metric that gives planners an idea of a building's overall performance by assigning a point value calculated from both the condition and functionality of a building. The PI equation is: $PI = (CI * 0.71) + (FI * 0.29)$ .
Plant Replacement Value	PRV	The PRV refers to the amount that an entity would have to pay to replace an asset at the present time, according to its current worth. The building PRV is the cost to replace the entire facility.
Real Property Unique Identifier	RPUID	The RPUID is the unique identification number assigned to each facility in the Real Property Database.
Remaining Service Life	RSL	The RSL is the remaining service life in years of a section.
Section	-	Building Sections are the key structures in a BUILDER inventory. Building Sections actually represent the physical items of a Building.
Section Category	-	Section Category classification as associated with UNIFORMAT Level 4
Section Subtype	-	Section Subtype classification as associated with BUILDER Level 5

Site Condition Index	Site CI	A condition rating for the target Site. The Site CI is computed by taking the average of the BCIs of each Building at the Site, weighted by replacement cost.
Square Feet	SF	SF is a unit of area measurement equal to a square measuring one foot on each side.
Sustainment Management System	SMS	SMS is a suite of web-based software applications developed by ERDC's Construction Engineering Research Laboratory (CERL) to help facility engineers, technicians, and managers decide when, where, and how to best maintain the building infrastructure.
System	-	System classification as associated with UNIFORMAT Level 2. Systems are used to help organize the records for the actual physical items in a Building.
System Condition Index	SCI	The SCI measures the condition of a system as a whole. The higher the SCI, the better.
System Replacement Cost	-	Cost to replace an entire System.
UNIFORMAT	-	UNIFORMAT is a standard developed through an industry and government consensus for classifying building specifications, cost estimating, and cost analysis in the U.S. and Canada.
Unit of Measure	UM	UM is a definite magnitude of a physical quantity, defined and adopted by convention or by law that is used as a standard for measurement of the same physical quantity. Examples: Square Feet, Each, Linear Feet.
Work Item	-	A work item record is generated for each work activity. The work item stores basic information about what work is planned, including the type of work, description, estimated cost, funding year, and quantity.
Year Constructed	Year Const.	Original Building/Asset construction year.