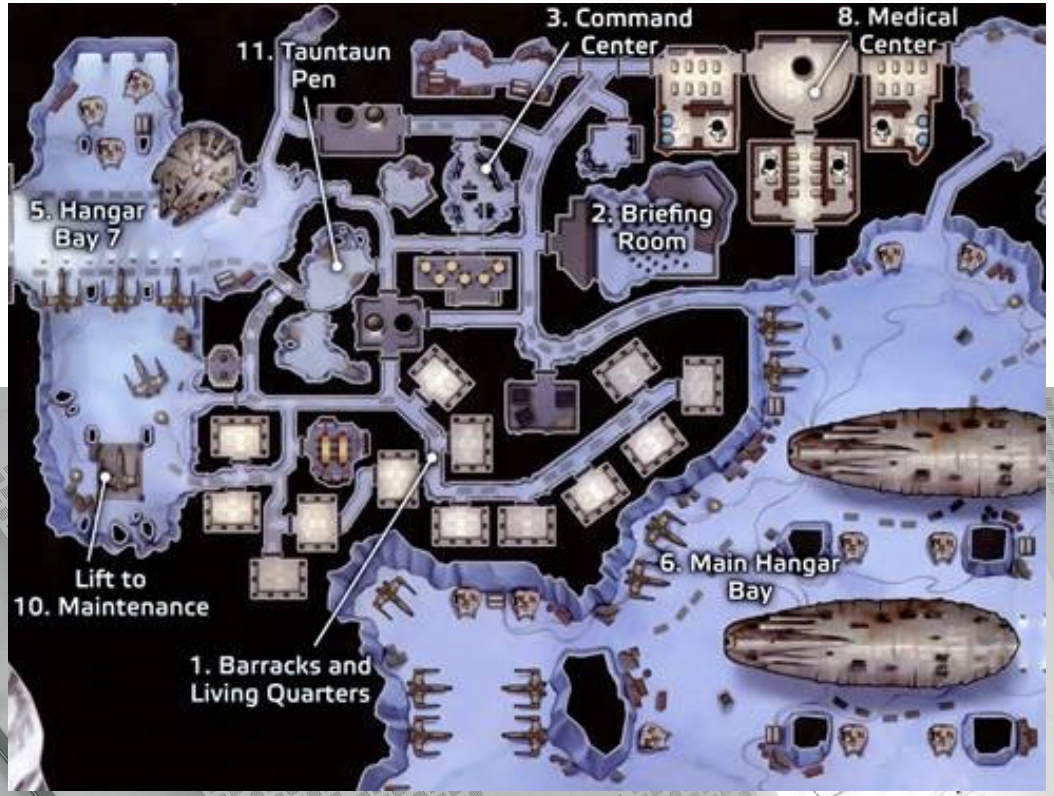
Site Report

BUILDER Facility Condition Data
DEMO
456 - Echo Base
February 4, 2019



List of Contents

Summaries
- Executive Summary
- Buildings Summary
- Systems Summary

Details
- Individual Building Reports

Appendices
- Appendix A – BUILDER SMS
- Appendix B – Condition Ratings
- Appendix C – Terms and Abbreviations
- Appendix D – Work Configuration

Summaries

Executive Summary
Buildings Summary
Systems Summary

Executive Summary

This Site Report is a summary of the BUILDER SMS data at 456 - Echo Base. As shown in the table on the far right, this Site includes 2 buildings totaling 140,000 square feet.

The Condition Index of for this Site means, generally, that rehabilitation or replacement activities are needed. The total cost for all needed work in the current fiscal year is $0, which results in a Facility Condition Index of 0.

The pie chart below right shows the number of buildings (and their percentage) in each condition category.

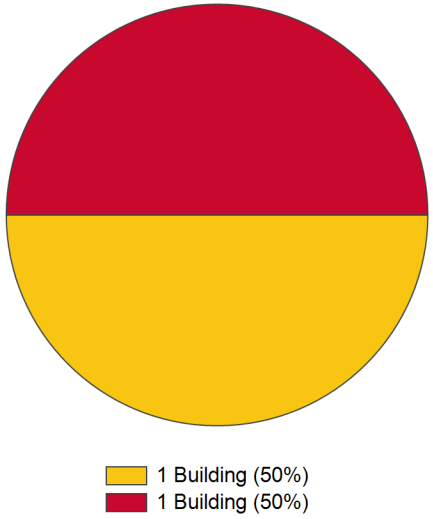
Notes:

• The Number of Buildings in the table and pie chart does *not* include empty buildings (buildings that contain no Sections).

• Consulting BUILDER for the most current information is recommended as BUILDER is a live database and is constantly updating the metrics shown in this report.

See Appendix C – Terms and Abbreviations for definitions of terms included in this report.

456 - Echo Base	
Number of Buildings	2
Total Area (SF)	140,000
Total PRV	$31,745,962
Current FY Work Cost	N/A
Condition Index	
Facility Condition Index	0



Buildings Per CI Category

Buildings Summary

The table below shows details about each Building. In general, green means good, amber means fair, and red means poor.

Note: Empty buildings (containing no Sections) are not displayed.

Building Number	Building Name	RPUID	Area	UM	Year Const	PRV	CI	FCI	Current FY Work Cost
1080	Princess Leia Command Center	LEIA	40,000	SF	1976	$4,800	85	100	N/A
1272	Millenium Falcon Hangar	SOLOSHIP	100,000	SF	1976	$31,741,162	64	100	N/A

Systems Summary

The table below shows the Condition Index for each System. In general, green means good, amber means fair, and red means poor. An empty cell means the System does not exist in that particular Building.

Building Number	Building Name	A10 FOUNDATIONS	A20 BASEMENT CONSTRUCTION	B10 SUPERSTRUCTURE	B20 EXTERIOR ENCLOSURE	B30 ROOFING	C10 INTERIOR CONSTRUCTION	C20 STAIRS	C30 INTERIOR FINISHES	D10 CONVEYING	D20 PLUMBING	D30 HVAC	D40 FIRE PROTECTION	D50 ELECTRICAL	E10 EQUIPMENT	E20 FURNISHINGS	F10 SPECIAL CONSTRUCTION
1080	Princess Leia Command Center	93	93	93	65	16	58	96	85	5	100	75	11	8			100
1272	Millenium Falcon Hangar	95	95	95	78	88	74	95	18	94	82	31	11	7	3	44	26

Details

Individual Building Reports

1080 - Princess Leia Command Center

Summary

The table on the right shows specific information about this Building. The table on the far right shows the Condition Index by System. In general for both tables, green means good, amber means fair, and red means poor.

Building Details	
Building Use	DOE 297 - Computer Buildings
Year Constructed	1976
Total Area (SF)	40,000
Total PRV	$4,800
Current FY Work Cost	N/A
BCI	85
FCI	100

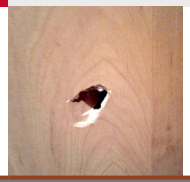
Condition Index	
A10 FOUNDATIONS	93
A20 BASEMENT CONSTRUCTION	93
B10 SUPERSTRUCTURE	93
B20 EXTERIOR ENCLOSURE	65
B30 ROOFING	16
C10 INTERIOR CONSTRUCTION	58
C20 STAIRS	96
C30 INTERIOR FINISHES	85
D10 CONVEYING	5
D20 PLUMBING	100
D30 HVAC	75
D40 FIRE PROTECTION	11
D50 ELECTRICAL	8
F10 SPECIAL CONSTRUCTION	100
G20 SITE IMPROVEMENTS	99

1080 - Princess Leia Command Center

Amber or Red Sections (All)

The table below shows all Sections in this Building that currently have a Condition Index (CI) of Amber or Red.

SYSTEM	**B20 EXTERIOR ENCLOSURE**						
COMPONENT	B2010 EXTERIOR WALLS						
SECTION	B201001 EXTERIOR CLOSURE, Pre-Engineered Steel Wall and Panel, N/A	***Installed:*** 1980	***Qty:***	45,000 SF	***Current CI:***	74	***Repl Cost:*** $1,137,144
COMPONENT	B2020 EXTERIOR WINDOWS						
SECTION	B202001 WINDOWS, Aluminum Windows, N/A	***Installed:*** 1980	***Qty:***	100 EA	***Current CI:***	29	***Repl Cost:*** $113,555
COMPONENT	B2030 EXTERIOR DOORS						
SECTION	B203001 SOLID DOORS, Steel, N/A	***Installed:*** 1980	***Qty:***	20 EA	***Current CI:***	0	***Repl Cost:*** $110,554
SECTION	B203002 GLAZED DOORS, General, N/A	***Installed:*** 1993	***Qty:***	1 EA	***Current CI:***	30	***Repl Cost:*** $4,738
	Inspection Comments: Window has hairline crack that may expand; glazing deteriorating						
SYSTEM	**B30 ROOFING**						
COMPONENT	B3010 ROOF COVERINGS						
SECTION	B301001 STEEP SLOPE ROOF SYSTEMS, Formed Metal, N/A	***Installed:*** 1980	***Qty:***	120,000 SF	***Current CI:***	16	***Repl Cost:*** $1,197,792
SYSTEM	**C10 INTERIOR CONSTRUCTION**						

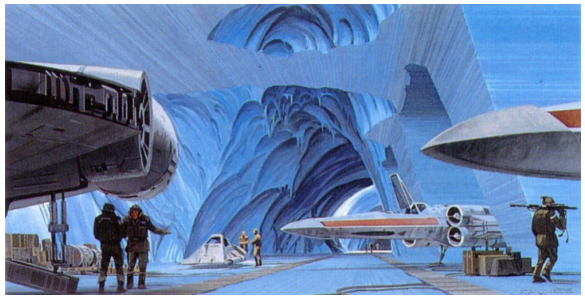
COMPONENT	C1010 PARTITIONS							
SECTION	C101001 FIXED PARTITIONS, Wall - Drywall w/Stud Framing, N/A	***Installed:*** 1980	***Qty:***	3,600 SF	***Current CI:***	62	***Repl Cost:*** $25,586
SECTION	C101001 FIXED PARTITIONS, Other, Test Name	***Installed:*** 1980	***Qty:***	2,000 SF	***Current CI:***	30	***Repl Cost:*** $14,214
	Inspection Comments: Toilet partitions--locks not working properly						
COMPONENT	C1020 INTERIOR DOORS						
SECTION	C102001 STANDARD INTERIOR DOORS, Metal Door, N/A	***Installed:*** 1980	***Qty:***	30 EA	***Current CI:***	62	***Repl Cost:*** $91,918
SECTION	C102001 STANDARD INTERIOR DOORS, General, N/A	***Installed:*** 1976	***Qty:***	1 EA	***Current CI:***	48	***Repl Cost:*** $1,800
	Inspection Comments: Hole in door						
SYSTEM	**C30 INTERIOR FINISHES**						
COMPONENT	C3020 FLOOR FINISHES						
SECTION	C302001 TILE FLOOR FINISHES, Ceramic Tile, N/A	***Installed:*** 1980	***Qty:***	60,000 SF	***Current CI:***	85	***Repl Cost:*** $1,961,574
SYSTEM	**D10 CONVEYING**						
COMPONENT	D1010 ELEVATORS AND LIFTS						
SECTION	D101002 PASSENGER ELEVATORS, Hydraulic Elevators - 2000 lb, 5 floors, N/A	***Installed:*** 1980	***Qty:***	2 EA	***Current CI:***	5	***Repl Cost:*** $434,952
SYSTEM	**D30 HVAC**						
COMPONENT	D3020 HEAT GENERATING SYSTEMS						
SECTION	D302001 BOILERS, Electric, Hot Water, N/A	***Installed:*** 2000	***Qty:***	10 EA	***Current CI:***	76	***Repl Cost:*** $631,739
SECTION	D302002 FURNACES, Electric, 34.1 MBH, N/A	***Installed:*** 2002	***Qty:***	10 EA	***Current CI:***	27	***Repl Cost:*** $13,424
SYSTEM	**D40 FIRE PROTECTION**						

COMPONENT	D4010 FIRE ALARM AND DETECTION SYSTEMS							
SECTION	D401001 FIRE ALARM DISTRIBUTION, Control equipment - combination fire alarm and mass notification , addressable, N/A	***Installed:*** 1991	***Qty:***	45,000 SF	***Current CI:***	11	***Repl Cost:*** $6,603
SYSTEM	**D50 ELECTRICAL**						
COMPONENT	D5010 ELECTRICAL SERVICE & DISTRIBUTION						
SECTION	D501001 MAIN TRANSFORMERS, General, N/A	***Installed:*** 1980	***Qty:***	75 KVA	***Current CI:***	0	***Repl Cost:*** $5,681
COMPONENT	D5030 COMMUNICATIONS & SECURITY						
SECTION	D503001 TELECOMMUNICATIONS SYSTEMS, Ducted Telecommunications Service Lateral, N/A	***Installed:*** 1980	***Qty:***	2,000 LF	***Current CI:***	16	***Repl Cost:*** $5,813

1272 - Millenium Falcon Hangar

Summary

The table on the right shows specific information about this Building. The table on the far right shows the Condition Index by System. In general for both tables, green means good, amber means fair, and red means poor.



Building Details	
Building Use	21105 - MAINTENANCE HANGAR - OH SPACE (HIGH BAY)
Year Constructed	1976
Total Area (SF)	100,000
Total PRV	$31,741,162
Current FY Work Cost	N/A
BCI	64
FCI	100

Condition Index	
A10 FOUNDATIONS	95
A20 BASEMENT CONSTRUCTION	95
B10 SUPERSTRUCTURE	95
B20 EXTERIOR ENCLOSURE	78
B30 ROOFING	88
C10 INTERIOR CONSTRUCTION	74
C20 STAIRS	95
C30 INTERIOR FINISHES	18
D10 CONVEYING	94
D20 PLUMBING	82
D30 HVAC	31
D40 FIRE PROTECTION	11
D50 ELECTRICAL	7
E10 EQUIPMENT	3
E20 FURNISHINGS	44
F10 SPECIAL CONSTRUCTION	26
F20 SELECTIVE BUILDING DEMOLITION	3
G10 SITE PREPARATIONS	3
G20 SITE IMPROVEMENTS	89
G30 SITE CIVIL/MECHANICAL UTILITIES	3
G40 SITE ELECTRICAL UTILITIES	3

1272 - Millenium Falcon Hangar

Amber or Red Sections (All)

The table below shows all Sections in this Building that currently have a Condition Index (CI) of Amber or Red.

SYSTEM	**B20 EXTERIOR ENCLOSURE**							
COMPONENT	B2010 EXTERIOR WALLS							
SECTION	B201001 EXTERIOR CLOSURE, Pre-Engineered Steel Wall and Panel, N/A	***Installed:*** 1986	***Qty:***	80,000 SF	***Current CI:***	83	***Repl Cost:*** $2,021,590
COMPONENT	B2030 EXTERIOR DOORS							
SECTION	B203005 HANGAR DOORS, Steel, N/A	***Installed:*** 1986	***Qty:***	9,000 SF	***Current CI:***	45	***Repl Cost:*** $312,715
SYSTEM	**C10 INTERIOR CONSTRUCTION**							
COMPONENT	C1020 INTERIOR DOORS							
SECTION	C102001 STANDARD INTERIOR DOORS, Metal Door, N/A	***Installed:*** 1986	***Qty:***	8 EA	***Current CI:***	73	***Repl Cost:*** $24,511
SYSTEM	**C30 INTERIOR FINISHES**							
COMPONENT	C3010 WALL FINISHES							
SECTION	C301001 CONCRETE WALL FINISHES, General, N/A	***Installed:*** 1997	***Qty:***	12,000 SF	***Current CI:***	30	***Repl Cost:*** $25,207
COMPONENT	C3020 FLOOR FINISHES							
SECTION	C302009 FLOOR TOPPINGS AND TRAFFIC MEMBRANES, General, Partial Repair	***Installed:*** 1986	***Qty:***	5,000 SF	***Current CI:***	3	***Repl Cost:*** $19,742
SYSTEM	**D20 PLUMBING**							
COMPONENT	D2010 PLUMBING FIXTURES							

	SECTION	D201001 WATERCLOSETS, General, N/A	***Installed:*** 2005	***Qty:***	10 EA	***Current CI:***	82	***Repl Cost:*** $37,904
	SECTION	D201004 SINKS, General, N/A	***Installed:*** 2005	***Qty:***	6 EA	***Current CI:***	82	***Repl Cost:*** $13,551
SYSTEM	**D30 HVAC**							
COMPONENT	D3020 HEAT GENERATING SYSTEMS							
	SECTION	D302001 BOILERS, Gas/Oil, Hot Water - 10,000-12,500 MBH, Do Nothing	***Installed:*** 1986	***Qty:***	10 EA	***Current CI:***	31	***Repl Cost:*** $3,539,309
SYSTEM	**D40 FIRE PROTECTION**							
COMPONENT	D4010 FIRE ALARM AND DETECTION SYSTEMS							
	SECTION	D401001 FIRE ALARM DISTRIBUTION, Control equipment - combination fire alarm and mass notification , addressable, N/A	***Installed:*** 1991	***Qty:***	75,000 SF	***Current CI:***	11	***Repl Cost:*** $11,005
SYSTEM	**D50 ELECTRICAL**							
COMPONENT	D5010 ELECTRICAL SERVICE & DISTRIBUTION							
	SECTION	D501001 MAIN TRANSFORMERS, General, N/A	***Installed:*** 1986	***Qty:***	100 KVA	***Current CI:***	3	***Repl Cost:*** $7,575
COMPONENT	D5020 LIGHTING & BRANCH WIRING							
	SECTION	D502002 LIGHTING EQUIPMENT, Exterior Lighting - High pressure sodium, wall pack, 150 W, N/A	***Installed:*** 2005	***Qty:***	20 EA	***Current CI:***	70	***Repl Cost:*** $11,029
	SECTION	D502002 LIGHTING EQUIPMENT, Explosion Proof Lighting - Metal halide, ceiling, pendent mounted, 200 W, N/A	***Installed:*** 1986	***Qty:***	100 EA	***Current CI:***	3	***Repl Cost:*** $176,885
SYSTEM	**E10 EQUIPMENT**							
COMPONENT	E1030 VEHICULAR EQUIPMENT							
	SECTION	E103003 WAREHOUSE EQUIPMENT, General, N/A	***Installed:*** 1986	***Qty:***	7 EA	***Current CI:***	3	***Repl Cost:*** $11
SYSTEM	**E20 FURNISHINGS**							
COMPONENT	E2010 FIXED FURNISHINGS							
	SECTION	E201001 FIXED ARTWORK, General, N/A	***Installed:*** 2000	***Qty:***	7 EA	***Current CI:***	44	***Repl Cost:*** $11
SYSTEM	**F10 SPECIAL CONSTRUCTION**							
COMPONENT	F1010 SPECIAL STRUCTURES							
	SECTION	F101001 METAL BUILDING SYSTEMS, General, N/A	***Installed:*** 1996	***Qty:***	8 SF	***Current CI:***	26	***Repl Cost:*** $1

SYSTEM	**F20 SELECTIVE BUILDING DEMOLITION**							
COMPONENT	F2010 BUILDING ELEMENTS DEMOLITION							
SECTION	F201001 SUBSTRUCTURE & SUPERSTRUCTURE, General, N/A	***Installed:*** 1986	***Qty:***	9 EA	***Current CI:***	3	***Repl Cost:*** $14
SYSTEM	**G10 SITE PREPARATIONS**							
COMPONENT	G1010 SITE CLEARING							
SECTION	G101001 CLEARING, General, N/A	***Installed:*** 1986	***Qty:***	10 EA	***Current CI:***	3	***Repl Cost:*** $16
SYSTEM	**G30 SITE CIVIL/MECHANICAL UTILITIES**							
COMPONENT	G3010 WATER SUPPLY							
SECTION	G301001 WELL SYSTEMS, General, N/A	***Installed:*** 1986	***Qty:***	10 EA	***Current CI:***	3	***Repl Cost:*** $16
SYSTEM	**G40 SITE ELECTRICAL UTILITIES**							
COMPONENT	G4010 ELECTRICAL DISTRIBUTION							
SECTION	G401001 SUBSTATIONS, General, N/A	***Installed:*** 1986	***Qty:***	11 KVA	***Current CI:***	3	***Repl Cost:*** $17,373

Appendices

Appendix A - BUILDER SMS
Appendix B - Condition Ratings
Appendix C - Terms and Abbreviations
Appendix D - Work Configuration

Appendix A: BUILDER™ SMS

BUILDER™ Sustainment Management System Background

BUILDER was developed by the US Army Corps of Engineers - Engineer Research Development Center's Construction Engineering Research Laboratory (CERL) to help facility engineers, technicians, managers, and other stakeholders decide when, where, and how to best maintain their buildings.

Because real property portfolios can be vast and diverse, BUILDER provides a "knowledge-based" approach that streamlines the process and keeps it manageable. This is done by analyzing each significant item in a building based on its use, material, age, design life, and last-reported condition. BUILDER then calculates its current condition and remaining service life and predicts the best time to repair or replace it.

When all individual items in a building have been analyzed, the data can be rolled up to a system, a building, a site, or an entire organization. BUILDER then guides the development of short- and long-range work plans based on custom investment strategies, prioritization criteria, and budget constraints.

Overall, BUILDER consolidates a variety of building-related metrics into a single decision-support package. The result is consistent and objective guidance for asset management.

Assessment

The assessment begins with the collection and documentation of the inventory, which includes all items that make up a building. In BUILDER, these items are called "Sections" and include a single element (a roof or a water heater, for example) or a group of like elements that are managed as one (three exhaust fans or all of the ceiling tiles on the second floor).

BUILDER has a vast library of pre-defined Sections that can be selected and tailored for a specific material type, quantity, and year installed. These Sections are grouped and organized according to the UNIFORMAT II classification hierarchy for easy identification.

Over the course of a Section's life, it will experience physical deterioration due to general aging, use, and/or exposure to a number of external or environmental factors. As a result, the fundamental purpose of a condition assessment is to measure (qualitatively and/or quantitatively) a Section's ability to perform its required functions considering the presence of accumulated distresses.

A visual inspection provides BUILDER with a key data point to calculate a Section's current condition and remaining service life, which, in turn, helps create the work plan. It is an important part of the asset management process.

Appendix B: Condition Ratings

The Condition Index, or CI, is the fundamental metric used in BUILDER to rate the condition of Sections. It is computed from inspection data and Section age. For inspections, the Direct Ratings described below are the most common method used to assess Section condition. CIs fall on a 0-100 scale, with 100 being in brand-new condition and 0 being in a state of complete failure. The scale is also color-coded for easy identification and comparison. Green represents a good condition that generally needs only preventative maintenance; Amber represents a fair condition that generally needs repairs; and Red represents a poor condition that generally needs replacement. Section CIs can be rolled up to show the condition of systems, buildings, and sites.

A Direct Rating of…	...using this criteria...	...will be recorded in BUILDER as a CI of:
Green (+)	Entire Section free of observable or known distress.	100
Green	No Section serviceability or reliability reduction. Some, but not all, minor subcomponents may suffer from slight degradation or a few major subcomponents may suffer from slight degradation.	95
Green (-)	Slight or no serviceability or reliability reduction overall to the Section. Some, but not all, minor subcomponents may suffer from minor degradation, or more than one major subcomponent may suffer from slight degradation.	88
Amber (+)	Section serviceability or reliability is degraded but adequate. A very few major subcomponents may suffer from moderate deterioration with perhaps a few minor subcomponents suffering from severe deterioration.	80
Amber	Section serviceability or reliability is definitely impaired. Some, but not a majority of, major subcomponents may suffer from moderate deterioration with perhaps many minor subcomponents suffering from severe deterioration.	71
Amber (-)	Section has significant serviceability or reliability loss. Most subcomponents may suffer from moderate degradation or a few major subcomponents may suffer from severe degradation.	61
Red (+)	Section has significant serviceability or reliability reduction. A majority of subcomponents are severely degraded and others may have varying degrees of degradation.	50
Red	Severe serviceability or reliability reduction to the Section such that it is barely able to perform. Most subcomponents are severely degraded.	30
Red (-)	Overall Section degradation is total. Few, if any, subcomponents salvageable. Complete loss of Section or serviceability.	10

Note: "Subcomponents" are the items that make up a Section. For example, the subcomponents of an electrical panelboard are breakers/fuses, disconnect switch, enclosure, and wiring.

Appendix C: Terms and Abbreviations

Term	Abbreviation	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-(Deferred Work/Current Replacement Value)) *100.

Term	Abbreviation	Definition
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.

Term	Abbreviation	Definition
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.

Appendix D: Work Configuration

Summary

Using BUILDER's standards, policies, and policy sequences, you can define a work configuration that will help automate the process of identifying which Component-Sections in your inventory need attention. Essentially, condition standards are sets of threshold values that determine whether or not work is needed when applied to a particular Component-Section. Condition policies are rules that define by property which Component-Sections will use which condition standards.

When a single Component-Section is covered by more than one condition policy, a policy sequence establishes the order of precedence for applying policies so that only one condition standard is chosen for each Component-Section. The policy sequence is selected on the General Info tab of an Organization or Site. Details for the policy sequence selected for Echo Base are described below.

Policy Sequence: FY 2019 Sequence	
Default Condition Standard:	2019 Standard
Minimum CI for Repair:	75
Maximum RSL for Replacement:	0
Policy Rank:	System FY19 Test Exceptional Systems

Policy Definitions

Policies apply work configuration standards to specific inventory items. If no standard is applied, the Default Condition Standard specified under Policy Sequences will be used.

For each Policy ranked in the Policy Sequence for this site, a table is included below that lists the attributes defined for that Policy. Only attributes that differ from the Default Condition Standard are listed.

For example, if C20 Stairs is not in the list, the Default Standard 2019 Standard is applied.

System FY19			
System	Standard	Minimum CI for Repair	Maximum RSL for Replacement
A10 FOUNDATIONS	No Work	0	-99
A20 BASEMENT CONSTRUCTION	No Work	0	-99
D30 HVAC	Green	88	3
D40 FIRE PROTECTION	Green	88	3
E10 EQUIPMENT	Green	88	3

Test			
Current Area CI	Standard	Minimum CI for Repair	Maximum RSL for Replacement
55 - 59	Green	88	3

Exceptional Systems			
Building Use Category	Standard	Minimum CI for Repair	Maximum RSL for Replacement
Administrative Facilities	Green	88	3