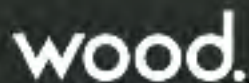
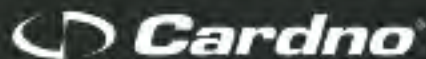
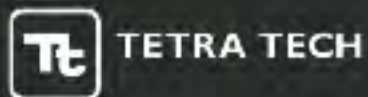


Welcome to the



July 27-29, 2021 | San Antonio, TX

Assessor Boot Camp Paul Schowalter



Agenda



Sectioning
Direct Ratings
Data Quality

About me



UNIFORMAT II

Sectioning starts with how BUILDER needs data entered
Universal standard to classify building elements
4 levels plus pseudo-level 5

Level I

- A SUBSTRUCTURE
- B SHELL
- C INTERIORS
- D SERVICES
- E EQUIPMENT AND FURNISHINGS
- F SPECIAL CONSTRUCTION AND DEMOLITION
- G BUILDING SITEWORK
- H WATERFRONT



Level II

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



UNIFORMAT II - Hierarchy

Level I

C INTERIORS

Level II

C10 INTERIOR CONSTRUCTION

C20 STAIRS

C30 INTERIOR FINISHES

Level III

C3010 WALL FINISHES

C3020 FLOOR FINISHES

Level IV

C302001 TILE FLOOR FINISHES

"Level V"

Ceramic Tile

Marble Tile

Porcelain Tile



- [-] [icon] DIGON Systems
 - [-] [icon] 01 - BUILDER Summit 2021
 - [-] [icon] Paul
 - [-] [icon] 01 - Demo
 - [-] [icon] A10 FOUNDATIONS
 - [-] [icon] B10 SUPERSTRUCTURE
 - [-] [icon] B20 EXTERIOR ENCLOSURE
 - [-] [icon] B30 ROOFING
 - [-] [icon] C10 INTERIOR CONSTRUCTION
 - [-] [icon] C20 STAIRS
 - [-] [icon] C30 INTERIOR FINISHES
 - [-] [icon] C3010 WALL FINISHES
 - [-] [icon] C3020 FLOOR FINISHES
 - [-] [icon] C302001 TILE FLOOR FINISHES Ceramic Tile
 - [-] [icon] C302001 TILE FLOOR FINISHES Marble Tile
 - [-] [icon] C302001 TILE FLOOR FINISHES Porcelain Tile



Catalog/Costbook

System (Level II)	Component (Level III)	Material/Equipment Category (Level IV)	Sub-Component Type (Pseudo Level V)	UoM	Replace Unit Cost	Design Life
D20 PLUMBING	D2090 OTHER PLUMBING SYSTEMS	D209002 ACID WASTE SYSTEMS	Unknown	EA	11,726	25
D20 PLUMBING	D2090 OTHER PLUMBING SYSTEMS	D209003 INTERCEPTORS	General	EA	11,961	25
D20 PLUMBING	D2090 OTHER PLUMBING SYSTEMS	D209003 INTERCEPTORS	Other	EA	11,961	25
D20 PLUMBING	D2090 OTHER PLUMBING SYSTEMS	D209003 INTERCEPTORS	Unknown	EA	11,961	25
D20 PLUMBING	D2090 OTHER PLUMBING SYSTEMS	D209004 POOL PIPING AND EQUIPMENT	General	EA	11,726	25
D20 PLUMBING	D2090 OTHER PLUMBING SYSTEMS	D209004 POOL PIPING AND EQUIPMENT	Other	EA	11,726	25
D20 PLUMBING	D2090 OTHER PLUMBING SYSTEMS	D209004 POOL PIPING AND EQUIPMENT	Unknown	EA	11,726	25
D20 PLUMBING	D2090 OTHER PLUMBING SYSTEMS	D209005 COMPRESSED AIR SYSTEM (NON-BREATHING)	General	EA	10,167	25
D20 PLUMBING	D2090 OTHER PLUMBING SYSTEMS	D209005 COMPRESSED AIR SYSTEM (NON-BREATHING)	Other	EA	10,179	25
D20 PLUMBING	D2090 OTHER PLUMBING SYSTEMS	D209005 COMPRESSED AIR SYSTEM (NON-BREATHING)	Unknown	EA	10,179	25
D20 PLUMBING	D2090 OTHER PLUMBING SYSTEMS	D209090 OTHER SPECIAL PLUMBING SYSTEMS	General	EA	11,726	25
D20 PLUMBING	D2090 OTHER PLUMBING SYSTEMS	D209090 OTHER SPECIAL PLUMBING SYSTEMS	Other	EA	11,726	25
D20 PLUMBING	D2090 OTHER PLUMBING SYSTEMS	D209090 OTHER SPECIAL PLUMBING SYSTEMS	Unknown	EA	11,726	25
D30 HVAC	D3010 ENERGY SUPPLY	D301001 OIL SUPPLY SYSTEM	General	MBH	23	20
D30 HVAC	D3010 ENERGY SUPPLY	D301001 OIL SUPPLY SYSTEM	Other	MBH	117	20
D30 HVAC	D3010 ENERGY SUPPLY	D301001 OIL SUPPLY SYSTEM	Unknown	MBH	23	20
D30 HVAC	D3010 ENERGY SUPPLY	D301002 GAS SUPPLY SYSTEM	Fuel Storage Tank	EA	7,177	75
D30 HVAC	D3010 ENERGY SUPPLY	D301002 GAS SUPPLY SYSTEM	Fuel Storage Tank - Fuel Storage Tank, 1000 GAL	EA	4,186	50
D30 HVAC	D3010 ENERGY SUPPLY	D301002 GAS SUPPLY SYSTEM	Fuel Storage Tank - Fuel Storage Tank, 2500 GAL	EA	7,177	50
D30 HVAC	D3010 ENERGY SUPPLY	D301002 GAS SUPPLY SYSTEM	Fuel Storage Tank - Fuel Storage Tank, 5000 GAL	EA	9,569	50
D30 HVAC	D3010 ENERGY SUPPLY	D301002 GAS SUPPLY SYSTEM	Gas Meter	EA	359	50



Section Requirements

Section Name

Material/Equipment Category

Subtype

Quantity

Year Built/Installed

Material/Equipment Category (4)	Sub-Component Type (5)	UoM	Cost	DL
8203001 SOLID DOORS	Aluminum	EA	3,382	28
8203001 SOLID DOORS	General	EA	3,977	28
8203001 SOLID DOORS	Other	EA	3,877	28
8203001 SOLID DOORS	Steel	EA	4,180	28
8203001 SOLID DOORS	Unitem	EA	3,977	28
8203001 SOLID DOORS	Wood	EA	3,385	28
8203002 GLAZED DOORS	General	EA	3,580	48
8203002 GLAZED DOORS	Other	EA	3,580	48
8203002 GLAZED DOORS	Unitem	EA	3,580	48
8203003 REVOLVING DOORS	Electric	EA	38,740	28
8203003 REVOLVING DOORS	General	EA	38,740	28
8203003 REVOLVING DOORS	Manual	EA	25,327	28
8203003 REVOLVING DOORS	Other	EA	38,740	28
8203003 REVOLVING DOORS	Unitem	EA	38,740	28
8203004 OVERHEAD AND ROLL-UP DOORS	Aluminum/Fiberglass, Electric, 12x12	EA	5,790	28
8203004 OVERHEAD AND ROLL-UP DOORS	Aluminum/Fiberglass, Manual, 12x12	EA	4,282	28
8203004 OVERHEAD AND ROLL-UP DOORS	Other	EA	4,784	28
8203004 OVERHEAD AND ROLL-UP DOORS	Other	EA	42	28
8203004 OVERHEAD AND ROLL-UP DOORS	Swivel, Roll-up	EA	4,784	28
8203004 OVERHEAD AND ROLL-UP DOORS	Steel Rolling	EA	3,510	28

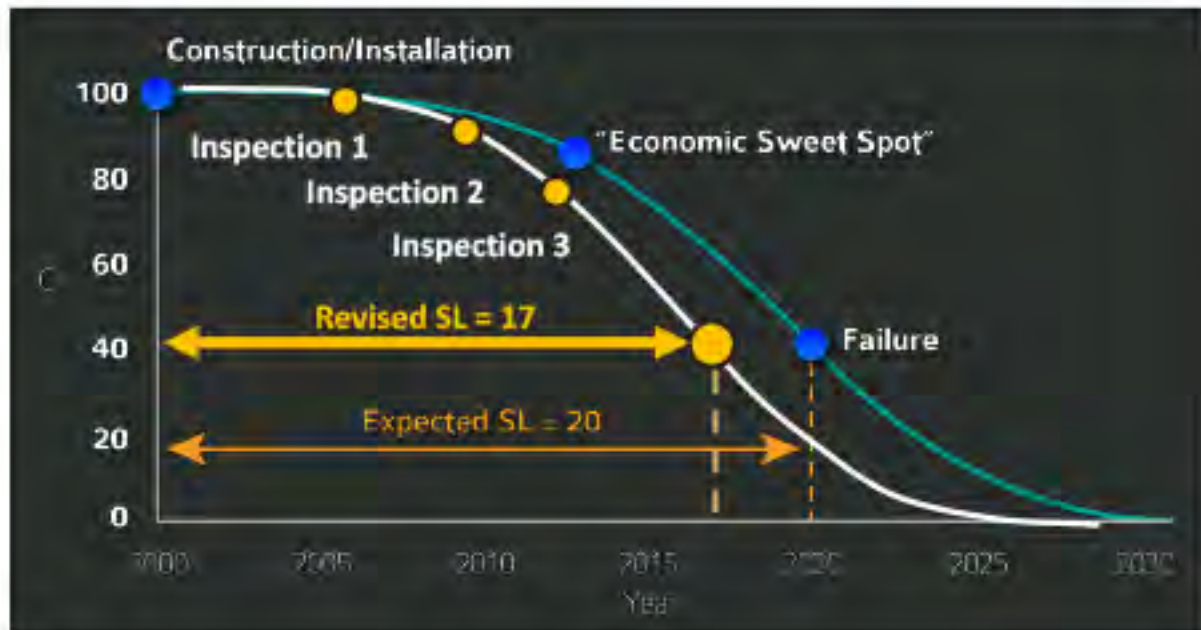


Lifecycle Curve





Lifecycle Curve After Assessments





Assessor's Role

1. Gather and record inventory
2. Perform inspections and provide a rating

Easy right?

Thousand things to remember

BUILDER wants them in a very specific way (UNIFORMAT II)

Learn how BUILDER thinks

Story time

Make BUILDER work for you

Starts with sectioning



Section Requirements (1 of 2)

Section Name

N/A is default – use for building-wide Sections

All caps?

Location?

Story time

Material/Equipment Category

Subtype

Specific Types – Most detailed and most accurate for costs and service life

General – A grouping of several subtypes; no need to define

Other – You know what it is, but it's not on the list of choices

Unknown – You don't know what it is



Section Requirements (2 of 2)

Quantity

Unit of Measure

Year Built/Installed

Defaults to Building's construction date – often ignored

Starts the lifecycle curve

Estimated checkbox – what it does and don't be a dummy



Sectioning – The Big Decisions

To group or not to group?

To section by condition or not section by condition?



Grouping

1 section of 12 exhaust fans or 12 sections of 1?

What should be grouped?

Grouping 25 light fixtures



Examples in BUILDER

Panelboards

Exaggerated example

Ceiling finishes

Real-life example



Additional Considerations

Group by cost?

Create a list?

Make BUILDER work for you

Any sectioning regrets?



Yet Another Consideration

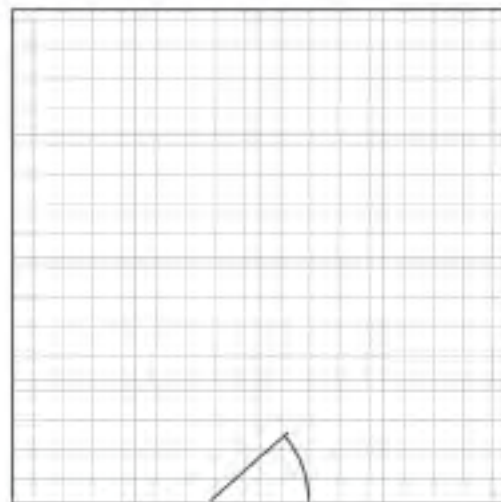
= 1,000 SQ FT

Sectioning by condition

Army Guide

Carpet example

Your experience?





Oversectioning

Common problem

Section by each room? By Floor?

Ceiling tile example

Quiz Time!





Bottom Line

Sectioning sets the BUILDER table

Difficult to fix/change once the data is in

Be consistent with sectioning

Make BUILDER work for you