FAD SYSTEM DEFINITIONS

NMPSFA

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Contents

Intro 4

Determination of FAD Systems 4

System Costs & Lifecycles 4

Property Type Determines Systems 4

System Listings 5

Permanent Systems 6

A – Foundation / Slab 6

B2010 – Exterior Walls 6

B2020 – Exterior Windows 7

B2030 – Exterior Doors 7

B30 – Roof 7

C10 – Interior Doors, Partitions, Stairs, Elevator 8

C1010 – Interior Walls 8

C3010 – Wall Finishes 9

C3020 – Floor Finishes 9

C3030 – Ceiling Finishes 10

D2010 – Plumbing Fixtures 10

D2020 – Water Distribution 10

D2030 – Drain, Waste, Ventilation 11

D3020 – Heat Generating Systems 11

D3030 – Cool Generating Systems 12

D3041 – Air Distribution 12

D3042 – Exhaust Ventilation Equipment 13

D3050 - Terminal and Package Units 13

D3060 – HVAC Controls 13

D4010 – Sprinklers 14

D5010 – Main Power / Emergency 14
D5020 – Lighting / Branch Circuits 15
D5037 – Fire Detection / Alarm 15
D5038 – Communication / Security 15
D5039 – Technology 16
D5090 – Other Electrical Systems 16
D5092 – Emergency Lightning 16
E1020 – Institutional Equipment 17
E1090 – Other Equipment 17
Portable Systems 17
F1012 – Pre Engineered Structure 17
Site Systems 18
G2020 – Parking Lots 18
G2030 – Pedestrian Paving 18
G2041 – Fencing / Gates 18
G2047 – Play Fields 19
G2050 – Landscaping 19
G2052 – Basketball Courts 19
G2053 – Running Track 20
G2054 – Tennis Courts 20
G2055 – Playground Equipment 20
G3010 – Water Supply 20
G3020 – Sanitary Sewer 21
G3030 – Storm Sewer 21
G3052 – Wells Heating / Cooling 22
G3060 – Fuel Distribution 22
G4010 – Electrical Distribution 22
G4020 – Site Lighting 22

G4090 – Other Site Electrical Utilities 23
G90 – Site Specialties 23

Intro

The Facilitites Assessment Database (FAD) is a tool that is used to standardize the priortization of school funding through the Public School Capital Outlay Council (PSCOC). The FAD combines building repair cost & system life cycle analysis with New Mexico Educational Adequacy Standards to evaluate a facility's brick & mortar condition with its educational usefulness. The current FAD dataset is then evaluated against the PSCOC/PSFA defined standards and a report from the FAD is then published yearly.

Determination of FAD Systems

The classification of building elements is an integral and key component of the FAD.

Using ASTM UNIFORMAT II Standard E1557 provides a common point of agreement on design elements for all project stakeholders.

The framework for the UNIFORMAT II classification, and the decisions in which parts of the classification to include the items are based on the following criteria:

- framework accommodates unlisted items based on the judgment of building professionals
- selected items have a significant influence on project cost
- selected items have high frequency of occurrence
- selected items are distinctive

System Costs & Lifecycles

Costs per square foot and expected lifecycles for all systems are derived from RS Means.

Property Type Determines Systems

There are 3 unique property types that can be present at any given campus.

1. Permanent
2. Portables
3. Site

Based on the property type system lists change. Refer to system listings below;

System Listings

Property Type		
Permanent	Site	Portable
A- Found. Slab	G2020- Parking Lots	F1012-Pre Engineered Structure
B2010 - Exterior Walls	G2030 - Pedestrian Paving	
B2020 - Exterior Windows	G2041 - Fencing/Gates	
B2030 - Exterior Doors	D2047-Play Fields	
B30- Roof	G2052- Basketball Courts	
C10 - Int Door, Part, Stair Elevator	G2053-Running Track	
C1030 - Interior Walls	G2054-Tennis Courts	
C3010 - Wall Finishes	G2050 - Landscaping	
C3020 - Floor Finishes	G2055-Playground Equip	
C3030 - Ceiling Finishes	G3010 - Water Supply	
D2010 - Plumbing Fixtures	G3020-Sanitary Sewer	
D2020 - Water Distribution	G3030 - Storm Sewer	
D2030 - Drain, Waste, Vent	G3052 - Wells Heating / Cooling	
D3020 - Heat Generating Systems	G3060-Fuel Distribution	
D3030 - Cool Generating Systems	G4010 Electrical Distribution	
D3041 - Air Distribution	G4020-Site Lighting	
D3042 - Exhaust Ventilation Equipment	G4090- Other Site Electrical Utilities	
D3050- Rooftop Unitary A/C	G90-Site Specialties	
D3060 - HVAC Controls		
D4010 - Fire Sprinklers		
D5010 - Main Power /Emergency		
D5020 - Lighting/Branch Circuits		
D5037 - Fire Detection/Alarm		
D5038 - Communication / Security		
D5039 – Technology		
D5090 - Other Electrical Systems		
D5092 - Emergency Lighting		
E1020 - Institutional Equipment		
E1090 - Other Equipment		

Permanent Systems

A – Foundation / Slab

Suggested Elements per Chart 5.1 Uniformat II Classification of Building

Includes	Excludes
o *wall & column foundations* o *foundation walls up to level of top of slab on grade* o *footings & bases* o *perimeter insulation* o *perimeter drainage* o *slab on grade*	o *under-slab drainage and insulation (see section A 1030, Slab on Grade)*

EXPECTED LIFECYCLE – 100 YEARS **COST PER SQUARE FOOT - $25.91**

B2010 – Exterior Walls

Suggested Elements per Chart 5.1 Uniformat II Classification of Building

Includes	Excludes
o *exterior wall construction with facing materials, exterior applied finishes,* o *back-up construction, framing, wallboard, parapets, insulation & vapor retarders, sheathing, wallboard* o *exterior load-bearing wall construction* o *exterior louvers & screens* o *exterior sun control devices* o *balcony walls & railings* o *exterior soffits*	o *applied finishes to interior faces of exterior walls (see section C 3010, Wall Finishes)* o *columns and beams in exterior walls (see section B 10, Superstructure)* o *venetian blinds (see section E 20, Furnishings)* o *other interior sun control devices (see section E 20, Furnishings)* o *roof eaves and eaves soffits (see section B 3010, Roof Coverings)* o *glazed curtain walls*

EXPECTED LIFECYCLE – 100 YEARS **COST PER SQUARE FOOT - $14.50**

B2020 – Exterior Windows

Suggested Elements per Chart 5.1 Uniformat II Classification of Building

Includes	Excludes
o *windows* o *storefronts* o *curtain walls* o *exterior painting of windows* o *wall opening elements such as lintels, sills, flashings, etc.*	o *window treatments (see section E 20, Furnishings)*

EXPECTED LIFECYCLE – 30 YEARS **COST PER SQUARE FOOT - $3.29**

B2030 – Exterior Doors

Suggested Elements per Chart 5.1 Uniformat II Classification of Building

Includes	Excludes
o *personnel doors* o *revolving doors* o *overhead doors* o *other doors (e.g., hanger doors, blast resistant doors, etc.)*	

EXPECTED LIFECYCLE – 30 YEARS **COST PER SQUARE FOOT - $3.29**

B30 – Roof

Suggested Elements per Chart 5.1 Uniformat II Classification of Building

Includes	Excludes
o *roofing membranes* o *traffic coatings* o *waterproof membranes below paving* o *expansion joints* o *vapor retarder* o *roof & deck insulation* o *roof fill*	o *parapets (see section B 2010, Exterior Walls)*

- *flashings & trim*
- *gutters & downspouts*
- *eaves & eaves soffits*
- *roof openings*
- *Roof drains*
- *skylights*
- *roof hatches*
- *roof penetrations*

EXPECTED LIFECYCLE – 20 YEARS **COST PER SQUARE FOOT - $11.75**

C10 – Interior Doors, Partitions, Stairs, Elevator

Suggested Elements per Chart 5.1 Uniformat II Classification of Building

Includes	Excludes
o *standard swinging doors* o *glazed doors* o *sliding & folding doors* o *fire doors* o *other doors* o *door frames* o *door hardware* o *fixed partitions* o *demountable partitions* o *retractable & movable partitions* o *operable partitions* o *interior balustrades & screens* o *interior window & storefronts* o *Though not in standard, C1010 includes field constructed toilet partitions* o *door opening elements* o *door painting & staining* o *hatches & access doors*	o *vault doors (see section E 10, Equipment)* o *operable partitions (see section C 1010 Partitions)* o *stair balustrades (see section C 2010, Stair Construction)* o *interior load bearing & shear walls (see section B 10, Superstructure)* o *applied wall finishes (see section C 3010, Wall Finishes)*

EXPECTED LIFECYCLE – 50 YEARS **COST PER SQUARE FOOT - $11.48**

C1010 – Interior Walls

Suggested Elements per Chart 5.1 Uniformat II Classification of Building

Includes	Excludes
o *interior wall construction* o *interior load-bearing wall construction* o *back-up construction, framing, insulation*	o *interior wall applied finishes*

EXPECTED LIFECYCLE – 60 YEARS **COST PER SQUARE FOOT - $8.38**

C3010 – Wall Finishes

Suggested Elements per Chart 5.1 Uniformat II Classification of Building

Includes	Excludes
o *concrete wall finishes* o *wall plastering* o *wallboard* o *tile & terrazzo* o *painting* o *wall coverings* o *acoustic wall treatment* o *other coatings & finishies*	o *wallboard integral to interior walls & partitions (see section C 1010, Partitions, B2010, Exterior walls)*

EXPECTED LIFECYCLE – 12 YEARS **COST PER SQUARE FOOT - $3.84**

C3020 – Floor Finishes

Suggested Elements per Chart 5.1 Uniformat II Classification of Building

Includes	Excludes
o *floor toppings and traffic membranes* o *hardeners & sealers* o *tile, terrazzo, wood & resilient flooring* o *carpeting* o *masonry & stone flooring* o *other flooring (e.g., conductive, armored)* o *painting & staining* o *access pedestal flooring*	o *stair finishes (see section C 2020, Stair Finishes)*

EXPECTED LIFECYCLE – 12 YEARS **COST PER SQUARE FOOT - $6.20**

C3030 – Ceiling Finishes

Suggested Elements per Chart 5.1 Uniformat II Classification of Building

Includes	Excludes
o *exposed concrete finishes* o *plaster ceiling finishes* o *wallboard ceiling finishes* o *acoustic ceiling tiles & panels* o *painting & staining* o *metal strip ceilings* o *other ceilings* o *all suspended systems*	o *finishes to stair soffits (see section C 2020, Stair Finishes)* o *finishes to exterior soffits (see section B 2010, Exterior Walls)*
EXPECTED LIFECYCLE – 30 YEARS	**COST PER SQUARE FOOT - $6.37**

D2010 – Plumbing Fixtures

Suggested Elements per Chart 5.1 Uniformat II Classification of Building

Includes	Excludes
o *water closets* o *urinals* o *lavatories* o *sinks* o *showers* o *bathtubs* o *drinking fountains* o *bidets*	o *domestic hot water heaters (see section D 2020, Domestic Water)* o *hose bibbs (see section D 2020, Domestic Water)* o *other equipment (see section D 2090, Other Plumbing Systems)*
EXPECTED LIFECYCLE – 30 YEARS	**COST PER SQUARE FOOT - $5.69**

D2020 – Water Distribution

Suggested Elements per Chart 5.1 Uniformat II Classification of Building

Includes	Excludes

o *pipes & fittings* o *valves, hydrants & hose bibbs* o *water heaters* o *domestic water supply equipment* o *insulation*	o *plumbing fixtures (see section D 2010, Plumbing Fixtures)*

EXPECTED LIFECYCLE – 30 YEARS **COST PER SQUARE FOOT - $5.69**

D2030 – Drain, Waste, Ventilation

Suggested Elements per Chart 5.1 Uniformat II Classification of Building

Includes	Excludes
o *waste pipe & fittings* o *vent pipe & fittings* o *floor drains* o *sanitary waste equipment* o *insulation*	

EXPECTED LIFECYCLE – 30 YEARS **COST PER SQUARE FOOT - $5.69**

D3020 – Heat Generating Systems

Suggested Elements per Chart 5.1 Uniformat II Classification of Building

Includes	Excludes
o *boilers, including electric* o *piping and fittings adjacent to boilers* o *primary pumps* o *auxiliary equipment* o *equipment & piping insulation* o *electric baseboard* o *electric or fossil fuel fired unit heaters, unit ventilators, & radiant heaters* o *electric or fossil fuel fired air-handling units or furnaces* o *wall sleeves where required*	o *electric space unit heaters & baseboard, fuel fired unit heaters, furnaces (see section D 3050, Terminal & Package Units) controls & instrumentation (see section D3060, Controls & Instrumentation)*

EXPECTED LIFECYCLE – 30 YEARS **COST PER SQUARE FOOT - $16.50**

D3030 – Cool Generating Systems

Suggested Elements per Chart 5.1 Uniformat II Classification of Building

Includes	Excludes
o *chillers* o *cooling towers & evaporative coolers* o *condensing units* o *piping & fittings* o *primary pumps* o *direct expansion systems* o *equipment & piping insulation* o *window or through-the-wall air conditioners, with or without heating of any type* o *reverse-cycle, water- or air-cooled, terminal heat pumps* o *wall sleeves where required*	o *secondary chilled water pumps (see section D 3040, Distribution Systems)* o *distribution piping (see section D 3040, Distribution Systems)* o *controls & instrumentation (see section D3060, Controls & Instrumentation)*
EXPECTED LIFECYCLE – 30 YEARS	**COST PER SQUARE FOOT - $16.50**

D3041 – Air Distribution

Suggested Elements per Chart 5.1 Uniformat II Classification of Building

Includes	Excludes
o *supply & return air systems, including air handling units with coils (electric included), filters, ductwork, & associated devices such as VAV boxes, duct heaters, induction units & grilles* o *auxiliary equipment such as secondary pumps, heat exchangers, sound attenuation, & vibration isolation*	o *electric, gas, or oil fired unit heaters (see section D 3050, Terminal & PackageUnits)* o *furnaces (gas or oil) (see section D 3050, Terminal & Package Units)* o *floor, ceiling, & rooftop package units (see section D 3050, Terminal & Package Units)* o *controls & instrumentation (see section D 3060, Controls & Instrumentation)*
EXPECTED LIFECYCLE – 30 YEARS	**COST PER SQUARE FOOT - $16.50**

D3042 – Exhaust Ventilation Equipment

Suggested Elements per Chart 5.1 Uniformat II Classification of Building

Includes	Excludes
o *ventilation & exhaust systems*	

EXPECTED LIFECYCLE – 30 YEARS **COST PER SQUARE FOOT - $3.27**

D3050 - Terminal and Package Units

Suggested Elements per Chart 5.1 Uniformat II Classification of Building

Includes	Excludes
o *self-contained, air- or water-cooled, floor, ceiling, & rooftop air conditioners, & heat pumps* o *ductwork and accessories, including flue stacks*	o *piping & accessories (see section D 3040, Distribution Systems)* o *hydronic or steam convectors, fan-coil units (see section D 3040, Distribution Systems)* o *cooling towers, remote air-cooled condensers, evaporative coolers (see section D 3030, Cooling Generation Systems)* o *air-handling units with only hydronic heating or steam coils (see section D 3040, Distribution Systems)* o *air-handling units with chilled water or direct expansion cooling coils (see section D 3040, Distribution Systems)*

EXPECTED LIFECYCLE – 25 YEARS **COST PER SQUARE FOOT - $25.73**

D3060 – HVAC Controls

Suggested Elements per Chart 5.1 Uniformat II Classification of Building

Includes	Excludes
o *heating generating systems* o *cooling generating systems* o *heating/cooling air handling units* o *exhaust & ventilating systems*	o *factory-installed controls, when an integral part of terminal & package units(see section D 3050, Terminal & Package Units)*

- *terminal devices*
- *energy monitoring & control*
- *building automation systems*

EXPECTED LIFECYCLE – 20 YEARS **COST PER SQUARE FOOT - $3.27**

D4010 – Sprinklers

Suggested Elements per Chart 5.1 Uniformat II Classification of Building

Includes	Excludes
o *water supply equipment* o *piping valves & fittings* o *sprinkler heads & release devices*	

EXPECTED LIFECYCLE – 50 YEARS **COST PER SQUARE FOOT - $4.12**

D5010 – Main Power / Emergency

Suggested Elements per Chart 5.1 Uniformat II Classification of Building

Includes	Excludes
o *primary transformers* o *secondary transformers* o *main switchboard* o *interior distribution transformers* o *branch circuit panels* o *enclosed circuit breakers* o *motor control centers* o *conduit and wiring to circuit panels*	o *outdoor transformers (see section G 4010, Electrical Distribution)* o *emergency power (see section D 5090, Other Electrical Systems)* o *branch wiring (see section D 5020, Lighting & Branch Wiring)*

EXPECTED LIFECYCLE – 30 YEARS **COST PER SQUARE FOOT - $1.51**

D5020 – Lighting / Branch Circuits

Suggested Elements per Chart 5.1 Uniformat II Classification of Building

Includes	Excludes
o *branch wiring & devices for lighting fixtures* o *lighting fixtures* o *branch wiring for devices & equipment connections* o *devices* o *exterior building lighting*	o *underfloor raceways (see section D 5090, Other Electrical Systems)* o *exterior site lighting (see section G 4020, Site Lighting))*

EXPECTED LIFECYCLE – 30 YEARS **COST PER SQUARE FOOT - $12.58**

D5037 – Fire Detection / Alarm

Suggested Elements per Chart 5.1 Uniformat II Classification of Building

Includes	Excludes
o *fire alarm systems*	o *other electrical systems (see section D 5090, Other Electrical Systems)*

EXPECTED LIFECYCLE – 15 YEARS **COST PER SQUARE FOOT - $2.26**

D5038 – Communication / Security

Suggested Elements per Chart 5.1 Uniformat II Classification of Building

Includes	Excludes
o *call systems* o *telephone systems* o *public address & music systems* o *intercommunication systems & paging* o *clock & program systems* o *television systems* o *security systems*	o *other electrical systems (see section D 5090, Other Electrical Systems)*

EXPECTED LIFECYCLE – 15 YEARS **COST PER SQUARE FOOT - $2.26**

D5039 – Technology

Suggested Elements per Chart 5.1 Uniformat II Classification of Building

Includes	Excludes
o *local area networks*	o *other electrical systems (see section D 5090, Other Electrical Systems)*

EXPECTED LIFECYCLE – 10 YEARS **COST PER SQUARE FOOT - $0.33**

D5090 – Other Electrical Systems

Suggested Elements per Chart 5.1 Uniformat II Classification of Building

Includes	Excludes
o *UPS* o *power factor correction* o *lightning & grounding protection systems* o *raceway systems* o *power generation systems*	o *electric baseboard (see section D 3050,Terminal & Package Units)* o *electric coils & duct heaters (see section D 3040, Distribution Systems)* o *building automation & energy monitoring systems (see section D 3060, Controls & Instrumentation)* o *communications & security systems (see section D 5030, Communications & Security)*

EXPECTED LIFECYCLE – 30 YEARS **COST PER SQUARE FOOT - $0.50**

D5092 – Emergency Lightning

Suggested Elements per Chart 5.1 Uniformat II Classification of Building

Includes	Excludes
o *emergency generators* o *emergency lighting systems*	o *building automation & energy monitoring systems (see section D 3060, Controls & Instrumentation)* o *communications & security systems (see section D 5030, Communications & Security)*

EXPECTED LIFECYCLE – 25 YEARS **COST PER SQUARE FOOT - $0.50**

E1020 – Institutional Equipment

Suggested Elements per Chart 5.1 Uniformat II Classification of Building

Includes	Excludes
o *bleachers* o *casework*	

EXPECTED LIFECYCLE – 30 YEARS **COST PER SQUARE FOOT - $3.90**

E1090 – Other Equipment

Suggested Elements per Chart 5.1 Uniformat II Classification of Building

Includes	Excludes
o *food service equipment*	

EXPECTED LIFECYCLE – 60 YEARS **COST PER SQUARE FOOT - $10.45**

Portable Systems

F1012 – Pre Engineered Structure

Suggested Elements per Chart 5.1 Uniformat II Classification of Building

Includes	Excludes
o *Pre-engineered structures*	o *Pre-engineered structures that sit on a poured foundation with no intention of moving*

EXPECTED LIFECYCLE – 15 YEARS **COST PER SQUARE FOOT - $52.44**

Site Systems

G2020 – Parking Lots

Suggested Elements per Chart 5.1 Uniformat II Classification of Building

Includes	Excludes
o *parking lot paving & surfacing* o *curbs, rails & barriers* o *parking booths & equipment* o *markings & signage*	

EXPECTED LIFECYCLE – 20 YEARS **COST PER SQUARE FOOT - $5.26**

G2030 – Pedestrian Paving

Suggested Elements per Chart 5.1 Uniformat II Classification of Building

Includes	Excludes
o *paving & surfacing* o *exterior steps*	o *waterproof membranes under terrace & plaza paving (see section G 3010, Roof Coverings)*

EXPECTED LIFECYCLE – 30 YEARS **COST PER SQUARE FOOT - $2.71**

G2041 – Fencing / Gates

Suggested Elements per Chart 5.1 Uniformat II Classification of Building

Includes	Excludes
o *fences & gates*	o *signs (see section G 2010, Roadways & section G 2020, Parking Lots)*

EXPECTED LIFECYCLE – 100 YEARS **COST PER SQUARE FOOT - $0.62**

G2047 – Play Fields

Suggested Elements per Chart 5.1 Uniformat II Classification of Building

Includes	Excludes
o *playing fields*	*competitive sports fields*

EXPECTED LIFECYCLE – 30 YEARS **COST PER SQUARE FOOT - $0.72**

G2050 – Landscaping

Suggested Elements per Chart 5.1 Uniformat II Classification of Building

Includes	Excludes
o *seeding & sodding* o *planting* o *irrigation systems*	

EXPECTED LIFECYCLE – 30 YEARS **COST PER SQUARE FOOT - $2.21**

G2052 – Basketball Courts

Suggested Elements per Chart 5.1 Uniformat II Classification of Building

Includes	Excludes
o *basketball courts*	

EXPECTED LIFECYCLE – 30 YEARS **COST PER SQUARE FOOT - $1.42**

G2053 – Running Track

Suggested Elements per Chart 5.1 Uniformat II Classification of Building

Includes	Excludes
o *running track*	

EXPECTED LIFECYCLE – 20 YEARS **COST PER SQUARE FOOT - $1.90**

G2054 – Tennis Courts

Suggested Elements per Chart 5.1 Uniformat II Classification of Building

Includes	Excludes
o *tennis courts*	

EXPECTED LIFECYCLE – 20 YEARS **COST PER SQUARE FOOT - $1.42**

G2055 – Playground Equipment

Suggested Elements per Chart 5.1 Uniformat II Classification of Building

Includes	Excludes
o *playground equipment*	

EXPECTED LIFECYCLE – 20 YEARS **COST PER SQUARE FOOT - $1.42**

G3010 – Water Supply

Suggested Elements per Chart 5.1 Uniformat II Classification of Building

Includes	Excludes
o *potable water distribution and storage* o *non potable water distribution. and storage* o *well systems*	

- *fire protection distribution and storage*
- *pumping stations*
- *package water treatment plants*

EXPECTED LIFECYCLE – 50 YEARS **COST PER SQUARE FOOT - $2.25**

G3020 – Sanitary Sewer

Suggested Elements per Chart 5.1 Uniformat II Classification of Building

Includes	Excludes
o *piping* o *manholes & cleanouts* o *septic disposal systems* o *lift stations* o *packaged water waste treatment Plants* o *septic tanks* o *drain fields*	

EXPECTED LIFECYCLE – 50 YEARS **COST PER SQUARE FOOT - $2.83**

G3030 – Storm Sewer

Suggested Elements per Chart 5.1 Uniformat II Classification of Building

Includes	Excludes
o *piping* o *manholes* o *headwalls & catch basins* o *lift stations* o *retention ponds* o *ditches & culverts*	

EXPECTED LIFECYCLE – 40 YEARS **COST PER SQUARE FOOT - $2.13**

G3052 – Wells Heating / Cooling

Suggested Elements per Chart 5.1 Uniformat II Classification of Building

Includes	Excludes
o *wells for cooling/heating within a geothermal system*	

EXPECTED LIFECYCLE – 50 YEARS **COST PER SQUARE FOOT - $3.09**

G3060 – Fuel Distribution

Suggested Elements per Chart 5.1 Uniformat II Classification of Building

Includes	Excludes
o *fuel piping* o *fuel equipment* o *fuel storage tanks*	

EXPECTED LIFECYCLE – 50 YEARS **COST PER SQUARE FOOT - $0.54**

G4010 – Electrical Distribution

Suggested Elements per Chart 5.1 Uniformat II Classification of Building

Includes	Excludes
o *substations* o *overhead power distribution* o *underground power distribution*	

EXPECTED LIFECYCLE – 50 YEARS **COST PER SQUARE FOOT - $0.54**

G4020 – Site Lighting

Suggested Elements per Chart 5.1 Uniformat II Classification of Building

Includes	Excludes
o *fixtures & transformers* o *poles* o *wiring conduits & duct banks* o *site lighting controls*	

EXPECTED LIFECYCLE – 40 YEARS **COST PER SQUARE FOOT - $2.87**

G4090 – Other Site Electrical Utilities

Suggested Elements per Chart 5.1 Uniformat II Classification of Building

Includes	Excludes
o *cathodic protection* o *site emergency power generation*	

EXPECTED LIFECYCLE – 30 YEARS **COST PER SQUARE FOOT - $1.06**

G90 – Site Specialties

Suggested Elements per Chart 5.1 Uniformat II Classification of Building

Includes	Excludes
o *solar energy supply* o *wind energy supply* o *oil gas and coal supply*	o *electrical energy supply systems (see section D5090,Other Electrical Systems and section D5010, Service and Distribution)*

EXPECTED LIFECYCLE – 40 YEARS **COST PER SQUARE FOOT - $0.24**