

<b>DOE Facility Management Terminology</b>		
<b>Database Field/Operation</b>	<b>Description</b>	<b>Association</b>
Access	A list that define the access requirements for the IU.	CAIS - Documenting Deficiencies;
Annual Actual Maintenance	The actual, burdened costs incurred in the current fiscal year of all maintenance activities for a building, real property trailer, or OSF (including repairs and those activities accomplished in the current fiscal year). Do not include the maintenance costs of programmatic equipment and programmatic real property. Data entry in FIMS is required annually. ( FIMS Definition)	FIMS
Annual Required Maintenance	Estimates of all costs to perform maintenance activities for a building, real property trailer, or OSF in the current fiscal year that one would normally expect to be accomplished as determined by engineering/maintenance/life cycle analysis and vendor maintenance schedules. Included are preventive maintenance, predictive maintenance, corrective maintenance, and any other maintenance/repair activity required for which the current fiscal year is the optimum period of accomplishment. Maintenance costs should, in as much as practical, reflect the anticipated cost of the maintenance action. I.e., they should reflect the local prevailing wage rates and cost burdens as well as other related work necessary to resolve the deficiency. Do not include maintenance requirements that were identified in the previous fiscal year deferred maintenance estimate unless they are reprogrammed for accomplishment in the current fiscal year and are not going to be deferred to next fiscal year or beyond. Maintenance costs of programmatic equipment and programmatic real property are not to be included. Sustainment costs = annual required maintenance.	CostWorks - Sustainment Cost; RS Means FM&R Costbook
Area	Is a name that is assigned by the Field Office to identify an administrative subdivision of a Site. An Area is identified by a three-digit number. ( FIMS Definition)	CAIS, CostWorks identification field
Assembly Cost	This is a RS Means costing term that describes a grouping of several trades into building components or broad building elements. The CostWorks Assembly Costs screen gives users access to assembly costs for thousands of these grouped elements. CAIS uses over 20,000 assemblies in their costing tools.	CAIS - Costing; CostWorks - RPV Sq.Ft. Models, Sustainment Calculator
Asset	In FIMS, real and related personal property are represented by four major property types. They include Buildings (real), Other Structures and Facilities (real), Land (real) and Trailers/Modular Containers (personal, sometimes real). CAS inspections are conducted on only real property.	CAIS – User Guide, Four Basic Steps of Data Collection
Asset Condition Index	The asset condition index (ACI) is DOE’s corporate performance measure of facility condition. The goal is for the ACI to approach 1. The index is 1 minus the facility condition index (FCI). Ratings are assigned to ACI ranges similar to the FCI ratings of Excellent, Good, Adequate, Fair, Poor.	CAIS - Facility Condition Index; RPAM Order; DOE OECM DM reporting guidance.
Asset Determinant Factor	This term is found in the CAS manuals and is used to establish possible levels of CAS inspections and the managers role in determining the type survey appropriate for each asset. (CAS Manuals) There are 10 asset determinant levels.	CostWorks graded approach; CAS inspection planning.
Asset Level Reports	These reports contain assessment information for an individual asset.	CAIS Reports
Asset or Property ID	Is a unique control number assigned to a property. ( FIMS)	CAIS, CostWorks property identifier
Base Cost	This is a locked field that shows the base cost to repair or replace the IU identified based on the information entered. Base costs do not include any cost adders.	CAIS - Documenting Deficiencies
Base Deficiency Cost	The cost of the deficiencies found for each WBS <u>excluding</u> cost adders.	CAIS - Summary Condition Report

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Betterments	Capitalized improvements to facilities that result in better quality work, increased capacity, and /or extended useful life as required to accommodate regulatory and other changes to requirements. Determining when and to what extend expenditure should be treated as betterment requires judgment. The proper basis for determining whether or not betterment is effected is when the effect of the replacement is related to each unit when a minor item is replaced in each of a number of similar units, rather than to the cumulative costs. Betterments can be new construction conversions that change the functional purpose of the facility and major renovations and replacements.	Annual Deferred Maintenance Call Guidance
Building RPV	Is the current cost to replace an existing building with a new building. This value does not include the cost of the underlying land, personal property (furnishings) within the building site work; D&D cost, demolition, contamination and any production equipment. RPV is dependent on a standardized building model base on RS Means CostWorks square foot buildings models. (FIMS)	CAIS - Summary Reports; CostWorks - RPV estimates
Building Status	Is the status of the building that reflects programmatic intentions as well as the physical/operational status of the building. ( FIMS)	CAIS – Asset Screen
Burden Cost	Site burden represents the application of the site’s overhead rates to RPV modeling, in house maintenance costs, and sustainment. Sites apply this rate in various ways. See FIMS, Attachment F, RPV Guidance for assistance.	FIMS –RPV Estimating, Annual Required Maint. Cost; CostWorks – Sustainment Calculator
CAIS	This is the Department of Energy’s condition assessment information system (CAIS) database. The database is the basis for the RPAM, Attachment 5, Table 1 "Characteristics of a National Cost Estimating System." The database accommodates site craft, engineering service contractor, or other data entry. The database breaks out deferred maintenance cost by asset components or systems; calculates a facility condition index by system and separates rehab and improvement costs from deficiency costs.	CAIS User Guide; Deferred Maintenance and FCI reporting source.
CAIS Administrator	Is the central point of contact for the operation and maintenance of the CAS/CAIS program who manages the day to day operations of the CAS/CAIS. Their role includes report creation and editing, inspection scheduling and quality control, ensuring data calls are met, ensuring the inspection staff consists of the appropriate discipline and staff level, and validating inspection data sheets.	CAIS - User Roles
CAIS Calc Cost	CAIS developed Deferred Maintenance Cost.	CAIS - System Level Def. Maint.
Calc Code	The list options tell the user what is the source of the deferred maintenance cost. The choices are Engineered (ENG.), Percent (PCT), and CAIS Calc Cost (CAIS). Only one choice can be selected.	CAIS - System Level Def. Maint.
CAS	The Department of Energy’s condition assessment survey (CAS) program developed in the early 1990’s. The program’s design provides the condition of your assets/facilities and how much it will cost to repair them. The program encompasses inspections, costing, reporting, project formulation, interfaces with RS Means CostWorks and FIMS databases. CAS is the whole assessment “enchilada” and was mentioned in the CAMP and RPAM orders.	CAIS; CAS Manuals; Inspection Training Programs
CAS WBS	The Work breakdown Structure is the list of the DOE condition assessment building systems/components that are being inspected.	CAIS - Summary Condition Report
Code	A pick list selection of the available deficiencies related to the IU selected.	CAIS - Deficiency Field
Comment	A free form field for the user to enter additional descriptive data related to inspection information.	CAIS - Documenting Deficiencies, Deficiency Field
Completed (Complt) Cost (Cst)	Actual cost to complete the repairs, replacement of the deficiency.	CAIS - Documenting Deficiencies

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Completion Yr.	The year the work was actually was performed.	CAIS - Documenting Deficiencies
Component	A subdivision of the WBS that provides increasing detail. For example, the components of a roof's "BUILT-UP MEMBRANE" WBS might include "FLASHING", "MEMBRANE", or "INSULATION". CAIS supports the recording of deficiencies at the component level (for example, <i>torn</i> FLASHING, <i>punctured</i> MEMBRANE.). It can be a pick list selection based on the WBS selected. The component defines major system or assemblies of the selected WBS.	CAIS - Four Basic Steps of Data Collection, Inspection Unit, Documenting Deficiencies
Condition	A list that identifies the general shape of the IU under inspection.	CAIS - Documenting Deficiencies
Corrective Maintenance	The repair or restoration of failed or malfunctioning equipment, systems, r facilities to their intended functions or design conditions. It does not result in a significant extension of the expected useful life.	Annual Deferred Maintenance Call Guidance
CostWorks (CW)	CostWorks is RS Means Windows based database that provides access to the 13 RS Means electronic cost titles for cost estimating tasks. DOE uses CostWorks Sq. Ft models features to develop replacement plant values (RPV) for all assets and asset WBS/components. CostWorks uses 35 RS Means standard models, 34 custom DOE models, 7 OSF plant models and 51 OSF models to accurately estimate RPV. RPV is a key element in calculating FCI and ACI. ACI is a DOE asset management performance metric.	CAIS - Summary Reports, FCI calculations; FIMS RPV estimating, Annual Required Maintenance Cost; Ten Year Site Plan
RS Means Facilities Construction Cost Data	This is RS Means Unit Price book. It contains over 40,000 unit price items. These prices are not assembly costs.	CAIS – Costing; CostWorks – RPV Model customization
Coverage %	Under the coverage field are four degrees of severity (Light, Moderate, Severe, and Fail). The Inspector indicates the percentage of coverage for the selected deficiency under the appropriate severity. Each deficiency can not exceed 100% coverage. Multiple deficiencies are possible.	CAIS - Deficiency Field
Creation Date	A system generated field that logs the date and time of IU creation.	CAIS - Documenting Deficiencies
Deactivation	Placing a facility in a stable and known condition including the removal of hazardous and radioactive materials to ensure adequate protection of workers, public health and safety, and the environment, thereby limiting the long-term cost of surveillance and maintenance. Actions include the removal of fuel, draining and/or de-energizing nonessential systems, removal of stored radioactive and hazardous materials, and related actions. Deactivation does not include all decontamination necessary for the dismantlement and demolition phase of decommissioning (e.g., removal of contamination remaining in the fixed structures and equipment after deactivation).	Annual Deferred Maintenance Call Guidance
D&D	Decontamination and Decommissioning; Includes demolition or disposal activities.	Annual Deferred Maintenance Call Guidance
Decommissioning	The process of closing and securing a nuclear facility or nuclear materials storage facility to provide adequate protection from radiation exposure and to isolate radioactive contamination from the human environment. It takes place after deactivation and includes surveillance, maintenance, decontamination, and or dismantlement. These actions are taken at the end of the life of a facility to retire it from service with adequate regard for the health and safety of workers and the public and protection of the environment. The ultimate goal of decommissioning is unrestricted release or restricted use of the site.	Annual Deferred Maintenance Call Guidance

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Decontamination	The removal or reduction of residual chemical, biological, or radiological contaminant and hazardous materials by mechanical, chemical or other techniques to achieve a stated objective or end condition.	Annual Deferred Maintenance Call Guidance
Deferred Maintenance (DM)	As defined in the Statement of Federal Financial Standards #6 is "maintenance that was not performed when it should have been or was scheduled to be and which, therefore is put off or delayed for a future period. For maintenance costs that are excluded see the FIMS Data Dictionary at <a href="http://fims.doe.gov">http://fims.doe.gov</a> or temporary location at <a href="http://65.216.217.68/">http://65.216.217.68/</a> The cost of the deficiencies found for each WBS <u>includes</u> all cost adders. ( FIMS )	CAIS - System Level Def. Maint.; Summary Condition Report
Deferred Maintenance Flag	An indicator that displays whether the repair/replacement cost is considered deferred maintenance.	CAIS - Inspection Unit Association, Documenting Deficiencies
Deficiency Group	This is a field describing the deficiency assigned grouping.	CAIS - Deficiency Field
Deficiency System	Indicates the deficient subsystems/work breakdown structure for a building, trailer or OSF. Up to 5 systems can be selected. The systems are identified in the order of seriousness or facility condition index (FCI). The system facility condition indexes are not reported in FIMS. ( FIMS Definition)	CAIS – Summary Condition report; FIMS- data element
Description (Desc)	A free form data field for entering a description of the IU that better describes what the inspector is looking at.	CAIS - Documenting Deficiencies, Deficiency Field
Design Use	Is a usage code that identifies the original design use that the building/trailer was constructed for. ( FIMS)	CAIS – Asset screen
Discipline	A pick list selection defining the type of inspection being performed.	CAIS - Documenting Deficiencies, Inspection Unit Association
Engineered Cost	Def. Maint. Cost developed by in-house or contractor engineering personal.	CAIS - System Level Def. Maint.
Equipment ID	The identification number of the IU being inspected.	CAIS - Documenting Deficiencies, Inspection Unit Association
Estimated (Est) Cost	This is a numeric field where the inspector can enter an estimated cost for the repairs or replacements identified. The default value is \$5,000 and can be set by the site to any desired value. Once the limit is surpassed, the estimated cost is no longer the official cost. The administrator can set or change the limit by going to Table Maintenance/Inspector Estimate List and adjust the cost limit.	CAIS - Documenting Deficiencies, Costing Overview
Excess Date or Excess Year	Is the fiscal year in which the Field Office/Site designates the property as Excess. (FIMS)	CAIS – Asset screen,
Excess Flag or Excess Indicator (Property)	Indicates (yes/no) that the Field Office/Site has designated the property as Excess now or will be Excess in the future. (FIMS)	CAIS – Asset screen
Facilities Maintenance & Repair Cost Book	This is a RS Means publication available in CostWorks that is the basis for estimating sustainment costs. This book contains over 10,000 unit price items dealing with facility repairs, replacement costs and preventative, predictive, and general maintenance costs and auditing information.	CostWorks - Sustainment Calculator

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Facility	Land, buildings, and other structures, their functional systems and equipment, and other fixed systems and equipment installed therein, including site development features outside the plant, such as landscaping, roads, walks, parking areas, outside lighting and communication systems, central utility plants, utilities supply and distribution systems, and other physical plant facilities. These include any of the DOE-owned, -leased, or –controlled facilities, and they may or may not be furnished to a contractor under a contract with DOE.	CAS Program
FCI	The facility condition index (FCI) is the ratio in percent of Deferred Maintenance cost to the facility’s replacement plant value. The cost of deferred maintenance deficiencies is determined in CAIS. The replacement plant values of the WBS cost is based on RS Means CostWorks model data. The building replacement value uses the Facilities Information Management System or CostWorks information.	CAIS - System Level Def. Maint.; Summary Condition Report
FIMS	The Facilities Information Management System (FIMS) is DOE’s corporate database for real property and trailer holdings as required by the Real Property Asset Management Order 430.1B. FIMS is used to generate annual reports to the General Services Administration (GSA) summarizing the size and cost of DOE’s real property holdings.	CAS/CAIS/CostWorks; Property Information
FIMS Cond. Code	CAIS and FIMS use the same condition ratings. The basis of the ratings is the FIMS Summary Condition field sponsored by the Office of Science. The ratings are excellent, good, adequate, fair, poor and fail. The ratings originally appeared in the CAS Manuals issued in 1993. See Summary Condition code definition.	CAIS - System Level Def. Maint.
FIRP	Facilities and Infrastructure Recapitalization Program. NNSA's program for repairing and rebuilding their buildings and infrastructure systems.	Annual Deferred Maintenance Call Guidance
Frequency	This is a field in the sustainment cost report that indicates the time interval when repairs and replacement work should occur for a CostWorks model assembly.	CostWorks - Sustainment Cost
FY Baseline	This is a report that provides the deferred maintenance, rehab and improvement costs or both and the official costs to repair or replace the deficiencies of an inspection unit (IU) A report can be generated by using the File/Print commands.	CAIS User Guide - Special Features/Products, Documenting Deficiencies
Geographical Factor	This is a regional factor that adjusts RS Means cost data for the location of the site or area. This factor modifies data based on RS Means City Cost Index. Costs are based on zip codes or specific cities. The FIMS geographic factor is equal to the CostWorks location weighted average cost multiplier.	CAIS – Deferred Maintenance estimates; CostWorks – RPV models, Sustainment; FIMS - RPV estimates
Gross SF	Is the gross square footage or total floor area of an owned building/trailer in square feet (exterior wall to exterior wall). (FIMS)	FIMS - RPV estimating; CostWorks – RPV estimating
Hazard Category	Identifies the nuclear, chemical, radiological or combination hazard category associated with a building, trailer, or OSF. (FIMS)	CAIS – Asset screen
Importance	This list defines the operational importance of an IU. i.e., primary, mission essential.	CAIS - Documenting Deficiencies
Infrastructure	All real property, installed equipment, and related real property that is not solely supporting a single program mission at a multi-program site or that is not programmatic real property at a single program site.	Annual Deferred Maintenance Call Guidance
Initial Cost	Is the purchase price plus all support costs for land. Total estimate cost on the project data sheets for buildings, trailers, and OSFs. ( FIMS)	CAIS – Asset screen
Inspection (Insp) Date	The date the IU was last inspected.	CAIS - Documenting Deficiencies, Inspection Unit Association

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Inspection Unit	An IU is a data composite that is utilized in CAIS to support costing and other functions. RS Means publishes annual CAIS compatible costing data that is defined by the IU. This data is utilized by CAIS in its costing algorithms. This field is the most important data element in CAIS.	CAIS - Four Basic Steps of Data Collection
Inspector	Who performed the inspection?	CAIS - Inspection Unit Association
Inspector ID	A pick list selection of the available inspectors. Selecting an inspector identifies who entered or performed the inspection.	CAIS - Documenting Deficiencies
IU Level Reports	The data in these reports is IU information. Very detailed data used by site maintenance staff and project planning/estimators.	CAIS Reports
Last R&R	The last repair & replacement year is a field used in the CW sustainment calculator to indicate the year the last repair and replacement was accomplished.	CostWorks - Sustainment Calculator
Last Remodeled Date	The date the IU was last remodeled.	CAIS - Documenting Deficiencies
Last Updated	A system generated date field that logs the date and time an IU was edited.	CAIS - Inspection Unit Association, Documenting Deficiencies
Last Updated By	The individual who last updated the IU deficiency data in CAIS.	CAIS - Inspection Unit Association, Documenting Deficiencies
Location	A pick list selection defining the location of the IU. Up to five free form locations fields may be used to define the whereabouts of this deficiency.	CAIS - Documenting Deficiencies, Inspection Unit Association
Locked Flag	No/Yes flag associated with projects that lock all values when an IU is part of a project. If the IU Locked Flag is Yes indicates IUs cannot be changed and if No means IUs can be changed.	CAIS - Inspection Unit Association
Maintenance	Day to day work that is required to sustain property in a condition suitable for it to be used for its designated purposes, including preventive, predictive, and corrective maintenance. See the annual Deferred Maintenance Call guidance for exclusions.	Annual Deferred Maintenance Call Guidance
Mission Critical Real Property Assets	Land or constructed assets deemed necessary to perform the primary missions assigned to a particular Site. This would encompass any facility or infrastructure predominantly used to perform scientific, production, environmental restoration or stockpile stewardship and without which, operations would be disrupted or placed at risk.	Annual Deferred Maintenance Call Guidance
Mission Dependency	The value an asset brings to the performance of the mission as determined by DOE in one of the following categories: Mission Critical; Mission Dependent, Not Critical; and Not Mission Dependent. (FIMS)	CAIS – Asset Screen, Reports; CW graded approach determinat.
Mission Dependency Program Office	The predominant Program Office that uses a facility or OSF asset and the specific GPRA program activity (from the Government Performance and Results Act) within that office that is supported by the use of that asset. This field is only used by NNSA sites. It provides NNSA specific program linkages to specific programs and program support costs. (FIMS)	CAIS – Asset Screen, reports
Mission Dependent Program Description	Description of the mission dependency program code. (FIMS)	CAIS – Asset Screen, reports
Mission Essential Real Property Assets	Those facilities and infrastructure assets that directly contribute to accomplishment of the program assigned missions or mitigation of environmental, safety, or health issues, which if not available would adversely, impact the mission. (RPAM)	CAIS Reports

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Model Type or RPV Model	Is the number and name of the RS Means square foot model that is being used to estimate the replacement cost or sustainment cost. It is taken from a pick list of standard model types based on the construction and use of the Asset. The Model type is used to generate the summary condition or facility condition index for the major building systems or WBS categories. (FIMS)	CostWorks – RPV Models; Sustainment Calculator; FIMS - RPV Models
NSIP Required	Non-standard inspection is required. This involves non-visual analysis.	CAIS - Deficiency Field
Official Cost (Cst)	This is a locked field that shows the official cost to repair or replace the IU identified based on the information entered.	CAIS - Documenting Deficiencies
Optimum Year / Period	The time in the life cycle of an asset when maintenance actions should be accomplished to preserve and maximize the useful life of the asset. The determination is based on engineering/maintenance analysis and is independent of funding availability or other resource implications. ( RPAM)	CAIS - Inspection Unit Association, Documenting Deficiencies
Pct.	This is the RPAM Asset Condition Index. $ACI = (1 - FCI)$ .	CAIS - System Level Def. Maint.
Pct. Factor	A cost adjustment factor or markup percentage similar to the Site Factor.	CAIS - System Level Def. Maint.
Percentage Cost	This cost is the product of the (WBS Cost x Pct. Factor x Pct)	CAIS - System Level Def. Maint.
Plant, Property & Equipment	Tangible assets that meet the capitalization criteria, that are not intended for sale in the ordinary course of operations, and have been acquired or constructed with the intention of being used, or being available for use by the entity. Plant, property, and equipment includes site infrastructure.	Annual Deferred Maintenance Call Guidance
Post Repair Years	The estimated years of life remaining for the identified IU after the repairs or replacements have been performed.	CAIS - Documenting Deficiencies
Pre Repair Years	The estimated years of life remaining for the identified IU before the repairs or replacements have been performed.	CAIS - Documenting Deficiencies
Predictive Maintenance	Those activities involving continuous or periodic monitoring and diagnosis to forecast component degradation so that “as needed” maintenance can be scheduled. ( RPAM)	RS Means FM&R Costbook
Preventive Maintenance	Those periodic and planned actions taken to maintain a piece of equipment within design operating conditions and extend its life and performed before equipment failure or to prevent equipment failure. (RPAM)	CostWorks - Sustainment Calculator
Programmatic Equipment	Refers to personal property used by programmatic personnel, including personal property meeting the threshold for the list of capital equipment.	Annual Deferred Maintenance Call Guidance
Programmatic Real Property	Refers to reactors, accelerators, and similar devices used by programmatic personnel, acquired with line item funding, and listed in the Facilities Information Management Systems as "Other Structures and Facilities" under the 3200 series usage codes, such as 3209, 3221, 3251, 3261.	Annual Deferred Maintenance Call Guidance
Project ID	A number that identifies the project that has been created to repair or replace the deficient systems or components.	CAIS - Documenting Deficiencies, Inspection Unit, Project Formulation
Project Reports	These reports summarize project costs dealing with rehab and improvement costs.	CAIS Reports
Property ID	A unique control number assigned to a property. For GSA assigned properties, use the CBR number from the GSA rent bill. ( FIMS)	All CAS/CAIS Tasks; CostWorks - Sustainment Cost, Model development
Property Name	Is the name assigned to a specific property. ( FIMS)	CAIS and FIMS identifier
Quantity	The quantity i.e., linear feet, sq feet, and cubic feet, for entering the quantity of the item identified.	CAIS - Documenting Deficiencies; CostWorks Assemblies

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Real Property Assets	Any interest in land, together with the improvements, facilities, structures, and fixtures located thereon, including prefabricated movable structures and appurtenances thereto, under the control of DOE. All real property owned by or leased to the Government or acquired by the government under these terms of the contract. It includes both government-furnished property and contractor-acquired property as defined in federal Acquisition Regulation 45.101. DOE-owned, -used and -controlled land, land improvements, structures, utilities, installed equipment, and components are included. Real property and real estate means land and rights in land, ground improvements, utility distribution systems, and buildings and other structures. Real Property Assets are defined by the Federal Property Management Regulations 101-47.103-12, Real Property.	Annual Deferred Maintenance Call Guidance
Recapitalization	Major renovations or reconstruction activities, including facility replacements, needed to keep existing facilities modern and relevant in an environment of changing standards and missions. This includes the restoration and modernization of existing facilities but not the acquisition of new facilities or the demolition of old ones, unless the demolition is carried out as part of a renovation project or in conjunction with construction of replacement footprint elsewhere.	Annual Deferred Maintenance Call Guidance
Regular (Inspectors, Data Entry)	Conduct the condition assessment of the DOE real properties. They usually come from the shops or trades offices within the facilities or plant management departments. They should be highly skilled in their trades. They complete the Field Data Collection Sheets and may enter the data into CAIS. They do the pre-inspection planning and conduct the inspection.	CAIS User Guide - User Roles
Repair	The restoration of failed or malfunctioning equipment, system, or facility to its intended function or design condition. Repair does not result in a significant extension of the expected useful life. ( RPAM)	CAIS - Inspection IU:
Repair Cause	A list of probable causes for the deficiencies.	CAIS - Documenting Deficiencies
Repair Cost	This is based on the deficiencies selected and the severity coverage of the deficiencies. It is used as the official cost if there is no inspector-estimated cost within the user-defined limit and there is no specified replacement quantity. The cost is based on algorithms developed by Parson Brinckerhoff, the CAS/CAIS engineering advisor. This is a locked field that shows the cost to repair the IU.	CAIS - Costing Overview, Documenting Deficiencies
Repair Purpose	A list that identifies the purpose for correcting the deficiencies. i.e., efficiency, code violation.	CAIS - Documenting Deficiencies
Repair Symptom	A list of common repair or replacement symptoms.	CAIS - Documenting Deficiencies
Repair Task	A list of standard tasks required to correct deficiencies. i.e., patch, resurface.	CAIS - Documenting Deficiencies
Replacement Quantity	A numeric field for entering the quantity of the IU to be replaced.	CAIS - Documenting Deficiencies
Replacement (Repl) Cost	This is a locked field that shows the cost to replace the replacement quantity selected. It is computed if there is a replacement quantity specified in the IU window. This cost equals the replacement quantity times the RS Means unit cost of the IU.	CAIS Costing Overview; Documenting Deficiencies
Replacement Plant Value	Cost to replace the existing structure with a new structure of <u>comparable size</u> using current technology, codes, standards, and materials. ( RPAM)	CAIS Costing Overview; Documenting Deficiencies; CostWorks Models
Responsible HQ PO or HQ Program Office	Is the DOE headquarters program office responsible for buildings, trailer, land or OSF and their operations (SC, EM, etc.). (FIMS)	CAIS – Asset screen, Reports
RIC Flag	Specifies if this deficiency falls under the Rehab and Improvement Cost (RIC) category. RIC is the cost to rehab/improve/modernize a general purpose/conventional property to support current/planned mission activities as	CAIS - Inspection Unit Association; Documenting

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	documented in the Ten Year Site Plan. RIC is not deferred maintenance. ( FIMS)	Deficiencies
RIC Type	A list that identifies the type of RIC cost. i.e., fire safety, upgrade, seismic.	CAIS - Documenting Deficiencies, Inspection Unit Association
Service	A list of service requirements for the IU. i.e., intermittent, continuous, stand-by.	CAIS - Documenting Deficiencies
Site	Is the name assigned to a geographic location that is a subdivision of the Field Office. ( FIMS)	CAIS, CostWorks, FIMS identification field
Site Defined	A user-defined field lookup list customized to the conditions of the particular site.	CAIS - Documenting Deficiencies
Site Factor (SF)	A site number that is applied to the product of the model unit cost, RS Means geographical adjuster and gross square footage. It is based on markups or multipliers related to construction projects. Examples of markups that would be included in a site factor are architect and engineering fees, project management fees, general requirements, contingency and escalation factors. In FIMS the site factor is a multiplier and not normally a percentage. However, CostWorks treats the SF as a percentage. Example - a SF of 1.4 would be treated in CostWorks as 40%. (See the FIMS User Guide, Attachment F, RPV Guidance)	CostWorks – RPV Model Estimating; FIMS RPV formula.
Site Level Reports	These reports summarize all asset deficiency cost information into one detailed report by site or area.	CAIS Reports
CostWorks Sq. Ft. Models	An RS Means Costbook dealing with typical building structures consisting of residential, commercial, industrial, and institutional models. It is the basis of the DOE generic and custom RPV models in CostWorks and FIMS.	CostWorks – RPV estimating, Sustainment cost estimating.; FIMS – RPV models; CAIS – Summary Condition Reports
Status	A list that defines the status of the Repairs or Replacement for the IU.	CAIS - Documenting Deficiencies, Inspection Unit Association

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Database Field/Operation	Description	Association
Status (FIMS)	<p>This FIMS field reflects programmatic intentions as well as the predominant physical/operational status of an asset. The selections are as follows:</p> <p>1 – <u>Operating</u>- A building, trailer or OSF that is required for DOE’s current and on going needs and responsibilities.</p> <p>2 – <u>Operation Standby</u> – If there is any future programmatic use of the building, trailer, or OSF (other than cleanup) expected.</p> <p>3 – <u>Shutdown Pending Transfer</u> – Indicates the building, trailer or OSF is to be planned for eventual transfer to another programmatic office or organization.</p> <p>4 – <u>Shutdown Pending D&amp;D</u> – indicates the building, trailer or OSF has been shutdown for the purpose of eventual D&amp;D (regardless of when D&amp;D activities are slated to start). Under this category, the programmatic office or organization responsible for this building, trailer, or OSF.</p> <p>5 – <u>D&amp;D in Progress</u> – D&amp;D activities are underway for the building, trailer or OSF. This activity would be indentified once funds have been budgeted and approved for expenditure.</p> <p>6 – <u>Operating Pending D&amp;D</u> – Indicates the building, trailer, or OSF has been transferred to the programmatic office or organization responsible for D&amp;D activities. The building, trailer, or OSF is being used for site cleanup activities.</p> <p>7 – <u>Operating under an Outgrant</u> – A building, trailer, land, or OSF being used by another party through means of a lease, easement, license, or permit.</p> <p>11 – <u>Deactivation</u> – A building, trailer, or OSF that has completed or is undergoing the process of placing it in a stable and known condition including the removal of hazardous and radioactive materials to ensure adequate protection of the worker, public health and safety, and the environment, thereby limiting the long-term cost of surveillance and maintenance.</p> <p>12 – <u>Shutdown Pending Disposal</u> – Indicates the building, trailer, or OSF has been identified for eventual disposition. The process to report the building, trailer or OSF as excess to the Department’s needs has been either started or completed.</p>	CostWorks Graded Approach Sustainment identifier.
Summary Condition	<p>The ratio of Deferred Maintenance to Replacement Plant Value (RPV). The purpose of the field is to determine the condition of the assets structure &amp; systems. The summary condition ratings are the following: Excellent: DM &lt; 2% of RPV, Good: DM is 2 - &lt;5% of RPV, Adequate: DM is 5 - &lt;10% of RPV, Fair is 10- &lt;25% of RPV, Poor: Major DM is 25 - &lt;60% of RPV, &amp; Fail: Replacement is required DM cost &gt;= 60% of RPV. Also have Not Applicable - Shutdown Pending D&amp;D, etc. and some are blank if: Sale, Demolished, Operating under an Outgrant, &amp; Transfer to Another Federal Agency.</p>	From FIMS used in CAIS.
Summary Condition Reports	<p>This report provides summary deferred maintenance costs and facility condition indexes of WBS systems. Used by planners and Headquarters to review the condition of very important/mission essential facilities. This provides a good comparison of assets that have the same mission and various ages. This report can be generated at the site, area, and asset level.</p>	CAIS Reports
Sustainment Cost	<p>Maintenance and repair activities necessary to keep the inventory of facilities in good working order. This includes regularly scheduled maintenance as well as anticipated major repairs or replacement of components that occur periodically over the expected service life of facilities. The RS Means CostWorks program contains a sustainment calculator estimating tool to use with their Sq. Ft models.</p>	CostWorks – RPV Models; TYSP – Reports; FIMS – Annual Required Maintenance Cost
Ten-Year Site Plan (TYSP)	<p>A planning document that identifies the site’s annual and strategic program requirements and priorities, and links these to real property asset requirements. Real property asset requirements must be consistent with program missions, budgets, and planning estimates. Planning employs costing efficiencies, eliminates excess building, consolidates operations where practicable, and addresses mission-critical requirements through an approximate mix of recapitalization, new construction, and disposal of excess facilities. ( RPAM)</p>	CostWorks - Sustainment Costs; CAIS- Deferred Maintenance Cost

**DOE Facility Management Terminology**

<b>Database Field/Operation</b>	<b>Description</b>	<b>Association</b>
Tracking Number	A system generated unique number for the Inspection Unit identified. This unique number can be used to track the IU unit until it is corrected. This field is locked and cannot be edited.	CostWorks - Inspection Unit Association, Documenting Deficiencies
Tracking Work Order	The maintenance management system work order number that is associated with the IU.	CAIS - Documenting Deficiencies
Type	A pick list selection based on the component selected. The Type and Component define the Inspection Unit or the item being inspected. The type also links to the cost tables. Components can contain additional information that usually specifies material or construction detail (i.e., <i>copper FLASHING</i> ). The types also have costing information.	CAIS - Inspection Unit Association, Documenting Deficiencies, Four Basic Steps of Data Collection
Urgency	A list or predefined time periods when the repairs or replacements should be made.	CAIS - Inspection Unit Association, Documenting Deficiencies
Usage or Use Code	Is a number code that designates the predominant current use of a real property asset. (FIMS)	CAIS - Asset screen, Reports
View	A role that permits CAIS viewing rights. They can generate reports but not change any report data. This role is normally for facility managers and project developers.	CAIS User Guide - User Roles
VOL. Volume Name;	This is the CAS Work Breakdown Structure Unifomat II volume and number and name. It is found in a standard pick list selection based on the twelve (12) building systems from RS Means. Selecting a volume filters the WBS selections.	CAIS - System Level Def. Maint., Documenting Deficiencies
WBS Cost	The total cost of the WBS is based on the percentage of this system in the CostWorks and FIMS Model Type. The percentage generates a Replacement Plant Value (RPV) of the WBS.	CAIS - Summary Condition Report, System Level Def. Maint.
Work Breakdown Structure (WBS)	A hierarchical, industry standard, classification method of defining systems and sub-systems within an asset. For example, the high-level system ROOFING contains 10 sub-systems including "BUILT-UP MEMBRANE", "SINGLE-PLY MEMBRANE", "METAL ROOFING SYSTEMS". CAIS uses a pick list selection methodology to facilitate system selections. See the WBS Unifomat II chart for further clarification.	CAIS - Four Basic Steps of Data Collection, Documenting Deficiencies
Year (Yr) Installed	The date the IU was first installed.	CAIS - Documenting Deficiencies
Year Built	For DOE construction, the fiscal year that a building/trailer is accepted for beneficial occupancy. If acquiring an existing building/trailer, it is the fiscal year that a building/trailer was constructed (best estimate if unknown). (FIMS)	CAIS – Asset Screen, CAIS Reports field.
The terminology listed in this table has been compiled from the DOE CAS program, CAIS database, FIMS database, the RPAM Order, and RS Means Costbook.		