



Standard Classification for Building Elements and Related Sitework—UNIFORMAT II¹

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1. Scope

1.1 This classification establishes a classification of building elements and related sitework. Elements, as defined here, are major components common to most buildings. Elements usually perform a given function, regardless of the design specification, construction method, or materials used. The classification serves as a consistent reference for analysis, evaluation, and monitoring during the feasibility, planning, and design stages of buildings. Using UNIFORMAT II ensures consistency in the economic evaluation of buildings projects over time and from project to project. It also enhances reporting at all stages in construction—from feasibility and planning through the preparation of working documents, construction, maintenance, rehabilitation, and disposal.

1.2 This classification applies to buildings and related site work. It excludes specialized process equipment related to a building's functional use but does include furnishings and equipment.

1.3 The classification incorporates three hierarchical levels described as Levels 1, 2, and 3. **Appendix X1** presents a more detailed suggested Level 4 classification of sub-elements.

1.4 UNIFORMAT II is an elemental format similar to the original UNIFORMAT² elemental classification. UNIFORMAT II differs from the original UNIFORMAT, however, in that it takes into consideration a broader range of building types and has been updated to categorize building elements as they are in current building practice.

1.5 The values stated in inch-pound units are to be regarded as standard. No other units of measurement are included in this standard.

¹ This classification is under the jurisdiction of ASTM Committee E06 on Performance of Buildings and is the direct responsibility of Subcommittee E06.81 on Building Economics.

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² The original UNIFORMAT classification was developed jointly by the General Services Administration (GSA) and the American Institute of Architects (AIA).

2. Referenced Documents

2.1 *ASTM Standards*:³

E833 Terminology of Building Economics

E917 Practice for Measuring Life-Cycle Costs of Buildings and Building Systems

E964 Practice for Measuring Benefit-to-Cost and Savings-to-Investment Ratios for Buildings and Building Systems

E1057 Practice for Measuring Internal Rate of Return and Adjusted Internal Rate of Return for Investments in Buildings and Building Systems

E1074 Practice for Measuring Net Benefits and Net Savings for Investments in Buildings and Building Systems

E1121 Practice for Measuring Payback for Investments in Buildings and Building Systems

E1185 Guide for Selecting Economic Methods for Evaluating Investments in Buildings and Building Systems

E1369 Guide for Selecting Techniques for Treating Uncertainty and Risk in the Economic Evaluation of Buildings and Building Systems

E1804 Practice for Performing and Reporting Cost Analysis During the Design Phase of a Project

E2083 Classification for Building Construction Field Requirements, and Office Overhead & Profit

E2168 Classification for Allowance, Contingency, and Reserve Sums in Building Construction Estimating

E2514 Practice for Presentation Format of Elemental Cost Estimates, Summaries, and Analyses

2.2 *Adjuncts*:

Discount Factor Tables, Adjunct to Practices E917, E964, E1057, E1074, and E1121⁴

3. Terminology

3.1 *Definitions*—For definitions of terms used in this classification, refer to Terminology E833.

³ For referenced ASTM standards, visit the ASTM website, www.astm.org, or contact ASTM Customer Service at service@astm.org. For *Annual Book of ASTM Standards* volume information, refer to the standard's Document Summary page on the ASTM website.

⁴ Available from ASTM International Headquarters. Order Adjunct No. ADJE091703.

4. Significance and Use

4.1 This classification defines building elements as major components common to most buildings. The classification is the common thread linking activities and participants in a building project from initial planning through operations, maintenance, and disposal.

4.2 The users of UNIFORMAT II include owners, developers, facilities programmers, cost planners, estimators, schedulers, architects and engineers, specification writers, operating and maintenance staff, manufacturers, and educators.

4.3 Use this classification when doing the following:⁵

4.3.1 Structuring costs on an elemental basis for economic evaluations (Practices E917, E964, E1057, E1074, E1121, and E1804) early in the design process. Using UNIFORMAT II helps reduce the cost of early analysis and contributes to substantial design and operational savings before decisions have been made that limit options for potential savings.

4.3.2 Estimating and controlling costs during planning, design, and construction. Use UNIFORMAT II to prepare budgets and to establish elemental cost plans before design begins. The project manager uses these to control project cost, time, and quality, and to set design-to-cost targets. See Appendix X2 for an example of a UNIFORMAT II building elemental design cost estimate.

4.3.3 Conducting value engineering workshops. Use UNIFORMAT II as a checklist to ensure that alternatives for all elements of significant cost in the building project are analyzed in the creativity phase of the job plan. Also, use the elemental cost data to expedite the development of cost models for building systems.

4.3.4 Developing initial project master schedules. Since projects are built element by element, UNIFORMAT II is an appropriate basis for preparing construction schedules at the start of the design process.

4.3.5 Performing risk analyses. Simulation is one technique (Practice E1369) for developing probability distributions of building costs when evaluating the economic risk in undertaking a building project. Use individual elements and group elements in UNIFORMAT II for developing probability distributions of elemental costs. From these distributions, build up probability distributions of total project costs to establish acceptable project contingencies or to serve as inputs to an economic analysis. (See Practice E1185 for guidance as to what economic method to use.)

4.3.6 Structuring cost manuals and recording construction, operating, and maintenance costs in a database. Having a

⁵ For a more comprehensive discussion of the uses of UNIFORMAT II, see Bowen, Charette, and Marshall, *UNIFORMAT II—A Recommended Classification for Building Elements and Related Sitework*, National Institute of Standards and Technology Special Publication 841, Gaithersburg, MD, 1992, and Charette and Marshall, *UNIFORMAT II Elemental Classification for Building Specifications, Cost Estimating, and Cost Analysis*, National Institute of Standards and Technology NISTIR 6389, Gaithersburg, MD, 1999.

manual or database in an elemental format helps you perform economic analysis early in the design stage and at reasonable cost.

4.3.7 Structuring preliminary project descriptions during the conceptual design phase. It facilitates the description of the scope of the project for the client in a clear, concise, and logical sequence; it provides the basis for the preparation of more detailed elemental estimates during the early concept and preliminary design phases, and it enhances communications among designers and other building professionals by providing a clear statement of the designer's intent. See Appendix X3 for a sample preliminary project description (PPD) based on UNIFORMAT II.

4.3.8 Coding and referencing standard details in computer-aided design systems. This allows an architect, for example, to reference an exterior wall assembly according to UNIFORMAT II element designations and build up a database of standard details structured according to the classification.

4.4 UNIFORMAT II, as described in this classification, includes sitework normally related to buildings but does not apply to major civil works. It is also unsuitable for process applications or for preparing trade estimates.

5. Basis of Classification

5.1 What part of the built environment is included? The framework in Fig. 1 shows how buildings and related sitework fit in with the rest of the built environment. This classification describes exclusively the elements that make up the blocks shaded under the *building* block, that is, construction of buildings and related sitework. UNIFORMAT II does not treat other aspects of buildings or other features of the built environment, which are indicated by the non-shaded blocks.

NOTE 1—The other features of the built environment in Fig. 1 are listed for illustrative purposes and are not intended to be a comprehensive list of other features.

5.2 *Criteria for the Classification*—The selected classification, what items to include in it, and in which parts of the classification to include them are based on the following criteria:

5.2.1 The classification will be applicable to any building type, while at the same time allowing for details desirable for specialized buildings. The classification of building elements

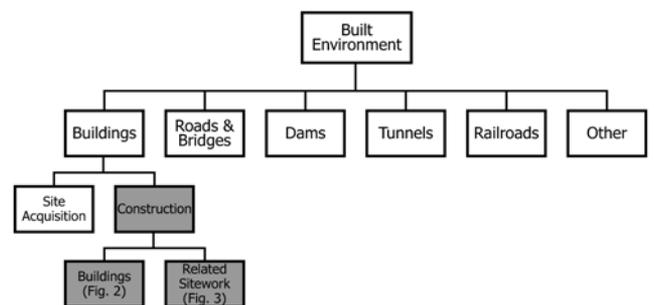


FIG. 1 Possible Framework of the Built Environment

Level 1 Major Group Elements	Level 2 Group Elements	Level 3 Individual Elements
A SUBSTRUCTURE	A10 Foundations	A1010 Standard Foundations A1020 Special Foundations A1030 Slab on Grade
	A20 Basement Construction	A2010 Basement Excavation A2020 Basement Walls
B SHELL	B10 Superstructure	B1010 Floor Construction B1020 Roof Construction
	B20 Exterior Enclosure	B2010 Exterior Walls B2020 Exterior Windows B2030 Exterior Doors
	B30 Roofing	B3010 Roof Coverings B3020 Roof Openings
C INTERIORS	C10 Interior Construction	C1010 Partitions C1020 Interior Doors C1030 Fittings
	C20 Stairs	C2010 Stair Construction C2020 Stair Finishes
	C30 Interior Finishes	C3010 Wall Finishes C3020 Floor Finishes C3030 Ceiling Finishes
D SERVICES	D10 Conveying	D1010 Elevators & Lifts D1020 Escalators & Moving Walks D1090 Other Conveying Systems
	D20 Plumbing	D2010 Plumbing Fixtures D2020 Domestic Water Distribution D2030 Sanitary Waste D2040 Rain Water Drainage D2090 Other Plumbing Systems
	D30 HVAC	D3010 Energy Supply D3020 Heat Generating Systems D3030 Cooling Generating Systems D3040 Distribution Systems D3050 Terminal & Package Units D3060 Controls and Instrumentation D3070 Systems Testing & Balancing D3090 Other HVAC Systems & Equipment
	D40 Fire Protection	D4010 Sprinklers D4020 Standpipes D4030 Fire Protection Specialties D4090 Other Fire Protection Systems
	D50 Electrical	D5010 Electrical Service & Distribution D5020 Lighting and Branch Wiring D5030 Communications & Security D5090 Other Electrical Systems
	E EQUIPMENT & FURNISHINGS	E10 Equipment
E20 Furnishings		E2010 Fixed Furnishings E2020 Movable Furnishings
F SPECIAL CONSTRUCTION & DEMOLITION	F10 Special Construction	F1010 Special Structures F1020 Integrated Construction F1030 Special Construction Systems F1040 Special Facilities F1050 Special Controls and Instrumentation
	F20 Selective Building Demolition	F2010 Building Elements Demolition F2020 Hazardous Components Abatement

FIG. 2 UNIFORMAT II Classification of Building Elements with Alpha-Numeric Designations

will be separate from the classification of building-related sitework. The classifications will be hierarchical to allow different levels of aggregation and summarization. And they will relate to other elemental classifications⁶ such as UNIFORMAT and the classification of the Canadian Institute of Quantity Surveyors.⁷

5.2.2 Items in the classification will have significant influence on cost and a high frequency of occurrence. Categories will be defined so as to provide a framework for cost control. The decision as to where among the classification elements to include specific items is to rely on professional judgment as to where building professionals in current practice normally look for such items.

5.2.3 *Classification of Building Elements*—Fig. 2 presents the UNIFORMAT II classification of building elements. It comprises three hierarchical levels: Major Group Elements for Level 1, Group Elements for Level 2, and Individual Elements for Level 3. See Section 6 for detailed lists of specific items that are included and excluded under each individual element listed in the Level 3 category. A list of suggested level 4 building sub-elements is presented in Table X1.1.

5.2.4 *Classification of Building-Related Sitework*—Fig. 3 presents the UNIFORMAT II classification of building-related sitework. See Section 7 for detailed lists of specific items that are included and excluded under each individual element listed in the Level 3 category. A list of suggested Level 4 building-related sitework sub-elements is presented in Table X1.1.

5.2.4.1 UNIFORMAT II is not intended to classify elements of major civil works. Rather, it is provided for exclusive use in support of the construction of buildings. Buildings are usually

constructed with roads, utilities, parking areas, and other non-building features. The UNIFORMAT II classification of building-related sitework provides guidance so that planners do not have to resort to multiple elemental classifications for one project.

6. Description of Building Elements

6.1 The following lists show what items are included and excluded in the recommended classification at Level 3. Note that the listings of inclusions and exclusions are not intended to be an exhaustive listing. Rather, they provide a general outline of what to expect in that element consistent with the selection criteria outlined in 5.2. Exclusions are listed to help readers find items quickly. For example, an elemental format might show exterior load bearing walls under Exterior Walls or Superstructure. UNIFORMAT II puts them under Exterior Walls based on technical judgment and current practice. Putting under Superstructure a cross-reference to Exterior Walls directs the person who looks first under Superstructure to the appropriate element. Note that the table in Fig. 2 incorporates an alphanumeric designation for the classification: a single character letter code for Level 1 Major Group Elements, a three character alphanumeric code for Level 2 Group Elements, and a five character alphanumeric code for Level 3 Individual Elements.

6.2 Foundations (A10):

6.2.1 Standard Foundations (A1010):

6.2.1.1 Includes:

- (1) Wall and column foundations;
- (2) Foundation walls up to level of top of slab on grade;
- (3) Pile caps;
- (4) Foundation excavation, backfill, and compaction;
- (5) Footings and bases;
- (6) Perimeter insulation;
- (7) Perimeter drainage;

⁶ For more information on other elemental classifications, see Brian Bowen and Robert Charette, "Elemental Cost Classification Standard for Building Design," 1991 ACE Transactions, 1991.

⁷ Available from the Canadian Institute of Quantity Surveyors (CIQS), 90 Nolan Court, Unit 19, Markham, ON, Canada, L3R 4L9, <http://www.ciqs.org>.

Level 1 Major Group Elements	Level 2 Group Elements	Level 3 Individual Elements
G BUILDING SITEWORK	G10 Site Preparation	G1010 Site Clearing G1020 Site Demolition and Relocations G1030 Site Earthwork G1040 Hazardous Waste Remediation
	G20 Site Improvements	G2010 Roadways G2020 Parking Lots G2030 Pedestrian Paving G2040 Site Development G2050 Landscaping
	G30 Site Mechanical Utilities	G3010 Water Supply G3020 Sanitary Sewer G3030 Storm Sewer G3040 Heating Distribution G3050 Cooling Distribution G3060 Fuel Distribution G3090 Other Site Mechanical Utilities
	G40 Site Electrical Utilities	G4010 Electrical Distribution G4020 Site Lighting G4030 Site Communications & Security G4090 Other Site Electrical Utilities
	G90 Other Site Construction	G9010 Service and Pedestrian Tunnels G9090 Other Site Systems & Equipment

FIG. 3 UNIFORMAT II Classification of Building Related Sitework with Alpha-Numeric Designations

- (8) Anchor plates; and
- (9) Dewatering.

6.2.1.2 Excludes:

- (1) General excavation to reduce levels (see G1030, Site Earthwork),
- (2) Excavation for basements (see A2010, Basement Excavation),
- (3) Basement walls (see A2020, Basement Walls), and
- (4) Under-slab drainage and insulation (see A1030, Slab on Grade).

6.2.2 *Special Foundations (A1020):*

6.2.2.1 Includes:

- (1) Piling,
- (2) Caissons,
- (3) Underpinning,
- (4) Dewatering,
- (5) Raft foundations,
- (6) Any other special foundation conditions, and
- (7) Grade beams.

6.2.2.2 Excludes:

- (1) Pile caps (see A1010, Standard Foundations), and
- (2) Rock excavation (unless associated with Special Foundations) (see A1010, Standard Foundations, and A2010, Basement Excavation).

6.2.3 *Slab on Grade (A1030):*

6.2.3.1 Includes:

- (1) Standard,
- (2) Structural,
- (3) Inclined slabs on grade,
- (4) Trenches,
- (5) Pits,
- (6) Bases,
- (7) Under-slab drainage, and
- (8) Under-slab insulation.

6.2.3.2 Excludes:

- (1) Applied floor finishes (see C3020, Floor Finishes), and
- (2) Hardeners and sealers to the slab (see C3020, Floor Finishes).

6.3 *Basement Construction (A20):*

6.3.1 *Basement Excavation (A2010):*

6.3.1.1 Includes:

- (1) Additional excavation required for construction of basement,
- (2) Backfill and compaction, and
- (3) Excavation support system.

6.3.1.2 Excludes:

- (1) General grading to reduce levels over site (see G1030, Site Earthwork).

6.3.2 *Basement Walls (A2020):*

6.3.2.1 Includes:

- (1) Basement wall construction,
- (2) Moisture protection, and
- (3) Basement wall construction below grade.

6.3.2.2 Excludes:

- (1) Walls above grade that enclose basements (see B2010, Exterior Walls), and
- (2) Perimeter drainage (see A1010, Standard Foundations).

6.4 *Superstructure (B10):*

6.4.1 *Floor Construction (B1010):*

6.4.1.1 Includes:

- (1) Floor structural frame,
- (2) Interior structural walls,
- (3) Floor slabs and decks,
- (4) Inclined and stepped floors,
- (5) Expansion and contraction joints,
- (6) Balcony construction,
- (7) Suspended ramps,
- (8) Exterior stairs and fire escapes, and
- (9) Other floor construction (for example, catwalks, space frames, etc.).

6.4.1.2 Excludes:

- (1) Exterior load bearing walls (see B2010, Exterior Walls),
- (2) Applied and suspended ceiling and floor finishes (see C3020, Floor Finishes and C3030, Ceiling Finishes),
- (3) Stair construction (see C2010, Stair Construction), and
- (4) Balcony walls and railings (see B2010, Exterior Walls).

6.4.2 *Roof Construction (B1020):*

6.4.2.1 Includes:

- (1) Roof structural frame;
- (2) Structural interior walls supporting roof;
- (3) Roof decks, slabs, and sheathing;
- (4) Canopies; and
- (5) Other roof construction.

6.4.2.2 Excludes:

- (1) Roof coverings (see B3010, Roof Coverings),
- (2) Skylights and roof openings (see B3020, Roof Openings), and
- (3) Stair construction (see C2010, Stair Construction).

6.5 *Exterior Enclosure (B20):*

6.5.1 *Exterior Walls (B2010):*

6.5.1.1 Includes:

- (1) Exterior wall construction with facing materials, exterior applied finishes, back-up construction, framing, sheathing, wallboard, parapets, insulation, and vapor retarders;
- (2) Exterior load-bearing wall construction;
- (3) Exterior louvers and screens;
- (4) Exterior sun control devices;
- (5) Balcony walls and railings; and
- (6) Exterior soffits.

6.5.1.2 Excludes:

- (1) Applied finishes to interior faces of exterior walls (see C3010, Wall Finishes),
- (2) Columns and beams in exterior walls (see B10, Superstructure),
- (3) Venetian blinds (see E20, Furnishings),
- (4) Other interior sun control devices (see E20, Furnishings),
- (5) Roof eaves and eaves soffits (see B3010, Roof Coverings), and
- (6) Glazed curtain walls (see B2020, Exterior Windows).

6.5.2 *Exterior Windows (B2020):*

6.5.2.1 Includes:

- (1) Windows;
- (2) Storefronts;
- (3) Curtain walls;

(4) Exterior painting of windows; and
 (5) Wall opening elements such as lintels, sills, flashings,
 etc.

6.5.2.2 Excludes:

(1) Window treatments (see E20, Furnishings).

6.5.3 *Exterior Doors (B2030)*:

6.5.3.1 Includes:

(1) Personnel doors,
 (2) Revolving doors,
 (3) Overhead doors, and
 (4) Other doors (for example, hanger doors, blast-resistant
 doors, and so forth).

6.6 *Roofing (B30)*:

6.6.1 *Roof Coverings (B3010)*:

6.6.1.1 Includes:

(1) Roofing membranes, shingles, and tiles;
 (2) Traffic coatings;
 (3) Waterproof membranes below paving;
 (4) Expansion joints;
 (5) Vapor retarders;⁸
 (6) Roof and deck insulation;
 (7) Roof fill;
 (8) Flashings and trim;
 (9) Gutters and downspouts; and
 (10) Eaves and eaves soffits.

6.6.1.2 Excludes:

(1) Roof openings (see B3020, Roof Openings),
 (2) Roof drains (see D2040, Rain Water Drainage), and
 (3) Parapets (see B2010, Exterior Walls).

6.6.2 *Roof Openings (B3020)*:

6.6.2.1 Includes:

(1) Skylights,
 (2) Area glazing,
 (3) Roof hatches,
 (4) Gravity roof ventilators, and
 (5) Smoke vents.

6.6.2.2 Excludes:

(1) Powered and ducted ventilators (see D3040, Distribu-
 tion Systems).

6.7 *Interior Construction (C10)*:

6.7.1 *Partitions (C1010)*:

6.7.1.1 Includes:

(1) Fixed partitions,
 (2) Demountable partitions,
 (3) Retractable and movable partitions,
 (4) Operable partitions,
 (5) Interior balustrades and screens, and
 (6) Interior window and storefronts.

6.7.1.2 Excludes:

(1) Stair balustrades (see C2010, Stair Construction),
 (2) Interior load bearing and shear walls (see B10,
 Superstructure), and
 (3) Applied wall finishes (see C3010, Wall Finishes).

6.7.2 *Interior Doors (C1020)*:

6.7.2.1 Includes:

(1) Standard swinging doors,
 (2) Glazed doors,
 (3) Sliding and folding doors,
 (4) Fire doors,
 (5) Other doors,
 (6) Door frames,
 (7) Door hardware,
 (8) Door opening elements,
 (9) Door painting and staining, and
 (10) Hatches and access doors.

6.7.2.2 Excludes:

(1) Vault doors (see E10, Equipment), and
 (2) Operable partitions (see C1010, Partitions).

6.7.3 *Fittings (C1030)*:

6.7.3.1 Includes:

(1) Chalk and tack boards,
 (2) Identifying devices,
 (3) Lockers,
 (4) Toilet and bath accessories,
 (5) Storage shelving,
 (6) Handrails and ornamental metals,
 (7) Fabricated toilet partitions,
 (8) Fabricated compartments and cubicles, and
 (9) Closet specialties.

6.7.3.2 Excludes:

(1) Equipment (see E10, Equipment),
 (2) Furniture (see E20, Furnishings),
 (3) Special construction (see F10, Special Construction),
 (4) Fire extinguishers (see D4030, Fire Protection
 Specialities), and
 (5) Manufactured case work (see E20, Furnishings).

6.8 *Stairs (C20)*:

6.8.1 *Stair Construction (C2010)*:

6.8.1.1 Includes:

(1) Stair treads, risers, and landings; and
 (2) handrails and balustrades.

6.8.1.2 Excludes:

(1) Steps in structural slabs (see B1010, Floor Construc-
 tion).

6.8.2 *Stair Finishes (C2020)*:

6.8.2.1 Includes:

(1) Finishes to treads, risers, landings, and soffits; and
 (2) Finishes to handrails and balustrades.

6.9 *Interior Finishes (C30)*:

6.9.1 *Wall Finishes (C3010)*:

6.9.1.1 Includes:

(1) Concrete wall finishes,
 (2) Wall plastering,
 (3) Wallboard,
 (4) Tile and terrazzo,
 (5) Painting,
 (6) Wall coverings,
 (7) Acoustic wall treatment, and
 (8) Other coatings and finishings.

6.9.1.2 Excludes:

(1) Wallboard integral to interior walls and partitions (see
 C1010, Partitions, and B2010, Exterior Walls).

6.9.2 *Floor Finishes (C3020)*:

⁸ A vapor retarder was formerly referred to as a vapor barrier.

6.9.2.1 Includes:

- (1) Floor toppings and traffic membranes;
- (2) Hardeners and sealers;
- (3) Tile, terrazzo, wood, and resilient flooring;
- (4) Carpeting;
- (5) Masonry and stone flooring;
- (6) Other flooring (for example, conductive, armored);
- (7) Painting and staining; and
- (8) Access pedestal flooring.

6.9.2.2 Excludes:

- (1) Stair finishes (see C2020, Stair Finishes).

6.9.3 Ceiling Finishes (C3030):
6.9.3.1 Includes:

- (1) Exposed concrete finishes,
- (2) Plaster ceiling finishes,
- (3) Wallboard ceiling finishes,
- (4) Acoustic ceiling tiles and panels,
- (5) Painting and staining,
- (6) Metal strip ceilings,
- (7) Other ceilings, and
- (8) All systems.

6.9.3.2 Excludes:

- (1) Finishes to stair soffits (see C2020, Stair Finishes), and
- (2) Finishes to exterior soffits (see B2010, Exterior Walls).

6.10 Conveying (D10):
6.10.1 Elevators and Lifts (D1010):
6.10.1.1 Includes:

- (1) Passenger elevators,
- (2) Freight elevators,
- (3) People lifts, and
- (4) Wheel chair lifts.

6.10.1.2 Excludes:

- (1) Elevator pits (see A1030, Slab on Grade).

6.10.2 Escalators and Moving Walks (D1020):
6.10.2.1 Includes:

- (1) Escalators, and
- (2) Moving walks.

6.10.3 Other Conveying Systems (D1090):
6.10.3.1 Includes:

- (1) Hoists and cranes;
- (2) Conveyors;
- (3) Dumbwaiters;
- (4) Pneumatic tube systems;
- (5) Linen, trash, and mail chutes;
- (6) Turntables;
- (7) Operable scaffolding; and
- (8) Transportation systems (for example, baggage handling and aircraft loading systems).

6.11 Plumbing (D20):
6.11.1 Plumbing Fixtures (D2010):
6.11.1.1 Includes:

- (1) Water closets,
- (2) Urinals,
- (3) Lavatories,
- (4) Sinks,
- (5) Showers,
- (6) Bathtubs,
- (7) Drinking fountains, and

- (8) Bidets.

6.11.1.2 Excludes:

- (1) Domestic hot water heaters (see D2020, Domestic Water Distribution),
- (2) Hose bibbs (see D2020, Domestic Water Distribution), and
- (3) Other equipment (see D2090, Other Plumbing Systems).

6.11.2 Domestic Water Distribution (D2020):
6.11.2.1 Includes:

- (1) Pipes and fittings;
- (2) Valves, hydrants, and hose bibbs;
- (3) Water heaters;
- (4) Domestic water supply equipment; and
- (5) Insulation.

6.11.2.2 Excludes:

- (1) Plumbing fixtures (see D2010, Plumbing Fixtures).

6.11.3 Sanitary Waste (D2030):
6.11.3.1 Includes:

- (1) Waste pipe and fittings,
- (2) Vent pipe and fittings,
- (3) Floor drains,
- (4) Sanitary waste equipment, and
- (5) Insulation.

6.11.4 Rain Water Drainage (D2040):
6.11.4.1 Includes:

- (1) Pipe and fittings,
- (2) Roof drains, and
- (3) Insulation.

6.11.4.2 Excludes:

- (1) Gutters and downspouts (see B3010, Roof Coverings).

6.11.5 Other Plumbing Systems (D2090):
6.11.5.1 Includes:

- (1) Other piping systems,
- (2) Gas distribution,
- (3) Acid waste systems,
- (4) Pool equipment, and
- (5) Fountain piping systems and devices.

6.12 HVAC (D30):
6.12.1 Energy Supply (D3010):
6.12.1.1 Includes:

- (1) Oil, gas, and coal supply;
- (2) Steam, hot, and chilled water supply;
- (3) Solar energy supply; and
- (4) Wind energy supply.

6.12.1.2 Excludes:

- (1) Electrical energy supply systems (see D5090, Other Electrical Systems, and D5010, Electrical Service and Distribution).

6.12.2 Heat Generating Systems (D3020):
6.12.2.1 Includes:

- (1) Boilers, including electric;
- (2) Piping and fittings adjacent to boilers;
- (3) Primary pumps;
- (4) Auxiliary equipment; and
- (5) Equipment and piping insulation.

6.12.2.2 Excludes:

(1) Electric space unit heaters and baseboard, fuel fired unit heaters, and furnaces (see D3050, Terminal and Package Units), and

(2) Controls and instrumentation (see D3060, Controls and Instrumentation).

6.12.3 *Cooling Generating Systems (D3030):*

6.12.3.1 Includes:

- (1) Chillers,
- (2) Cooling towers and evaporative coolers,
- (3) Condensing units,
- (4) Piping and fittings,
- (5) Primary pumps,
- (6) Direct expansion systems, and
- (7) Equipment and piping insulation.

6.12.3.2 Excludes:

(1) Secondary chilled water pumps (see D3040, Distribution Systems),

(2) Distribution piping (see D3040, Distribution Systems), and

(3) Controls and instrumentation (see D3060, Controls and Instrumentation).

6.12.4 *Distribution Systems (D3040):*

6.12.4.1 Includes:

(1) Supply and return air systems, including air handling units with coils (electric included), filters, ductwork, and associated devices such as VAV boxes, duct heaters, induction units, and grilles;

(2) Ventilation and exhaust systems;

(3) Steam, hot water, glycol, and chilled water distribution;

(4) Associated terminal devices including convectors, fan-coil units, induction units, and water and steam unit heaters;

(5) Heat recovery equipment;

(6) Auxiliary equipment such as secondary pumps, heat exchangers, sound attenuation, and vibration isolation; and

(7) Piping, duct, and equipment insulation.

6.12.4.2 Excludes:

(1) Electric, gas, or oil fired unit heaters (see D3050, Terminal and Package Units);

(2) Furnaces (gas or oil) (see D3050, Terminal and Package Units);

(3) Floor, ceiling, and rooftop package units (see D3050, Terminal and Package Units); and

(4) Controls and instrumentation (see D3060, Controls and Instrumentation).

6.12.5 *Terminal and Package Units (D3050):*

6.12.5.1 Includes:

(1) Electric baseboard;

(2) Electric or fossil fuel fired unit heaters, unit ventilators, and radiant heaters;

(3) Window or through-the-wall air conditioners, with or without heating of any type;

(4) Reverse-cycle, water- or air-cooled, terminal heat pumps;

(5) Wall sleeves where required;

(6) Electric or fossil fuel fired air-handling units or furnaces;

(7) Self-contained, air- or water-cooled, floor, ceiling, and rooftop air conditioners, and heat pumps;

(8) Ductwork and accessories, including flue stacks; and

(9) Factory-integrated controls.

6.12.5.2 Excludes:

(1) Piping and accessories (see D3040, Distribution Systems);

(2) Hydronic or steam convectors, fan-coil units (see D3040, Distribution Systems);

(3) Cooling towers, remote air-cooled condensers, and evaporative coolers (see D3030, Cooling Generation Systems);

(4) Air-handling units with only hydronic heating or steam coils (see D3040, Distribution Systems); and

(5) Air-handling units with chilled water or direct expansion cooling coils (see D3040, Distribution Systems).

6.12.6 *Controls and Instrumentation (D3060):*

6.12.6.1 Includes:

(1) Heating generating systems,

(2) Cooling generating systems,

(3) Heating/cooling air handling units,

(4) Exhaust and ventilating systems,

(5) Terminal devices,

(6) Energy monitoring and control, and

(7) Building automation systems.

6.12.6.2 Excludes:

(1) Factory-installed controls, when an integral part of terminal and package units (see D3050, Terminal and Package Units).

6.12.7 *Systems Testing and Balancing (D3070):*

6.12.7.1 Includes:

(1) Piping systems testing and balancing, and

(2) Air systems testing and balancing.

6.12.8 *Other HVAC Systems and Equipment (D3090):*

6.12.8.1 Includes:

(1) Special cooling systems and devices,

(2) Special humidity control,

(3) Dust and fume collectors,

(4) Air curtains,

(5) Air purifiers,

(6) Paint spray booth ventilation systems, and

(7) General construction items associated with mechanical systems.

6.13 *Fire Protection (D40):*

6.13.1 *Sprinklers (D4010):*

6.13.1.1 Includes:

(1) Water supply equipment,

(2) Piping valves and fittings, and

(3) Sprinkler heads and release devices.

6.13.2 *Standpipes (D4020):*

6.13.2.1 Includes:

(1) Water supply equipment,

(2) Piping valves and fittings, and

(3) Cabinets and hoses.

6.13.3 *Fire Protection Specialties (D4030):*

6.13.3.1 Includes:

(1) Fire extinguishers, and

(2) Fire extinguisher cabinets.

6.13.4 *Other Fire Protection Systems (D4090):*

6.13.4.1 Includes:

(1) Carbon dioxide systems,

- (2) Clean agent systems,
- (3) Foam generating systems,
- (4) Dry chemical systems, and
- (5) Exhaust hood systems.

6.14 *Electrical (D50)*:

6.14.1 *Electrical Service and Distribution (D5010)*:

6.14.1.1 Includes:

- (1) Primary transformers,
- (2) Secondary transformers,
- (3) Main switchboard,
- (4) Interior distribution transformers,
- (5) Branch circuit panels,
- (6) Enclosed circuit breakers,
- (7) Motor control centers, and
- (8) Conduit and wiring to circuit panels.

6.14.1.2 Excludes:

- (1) Outdoor transformers (see G4010, Electrical Distribution),
- (2) Emergency power (see D5090, Other Electrical Systems), and
- (3) Branch wiring (see D5020, Lighting and Branch Wiring).

6.14.2 *Lighting and Branch Wiring (D5020)*:

6.14.2.1 Includes:

- (1) Branch wiring and devices for lighting fixtures,
- (2) Lighting fixtures,
- (3) Branch wiring for devices and equipment connections,
- (4) Devices, and
- (5) Exterior building lighting.

6.14.2.2 Excludes:

- (1) Underfloor raceways (see D5090, Other Electrical Systems), and
- (2) Exterior site lighting (see G4020, Site Lighting).

6.14.3 *Communications and Security (D5030)*:

6.14.3.1 Includes:

- (1) Fire alarm systems,
- (2) Call systems,
- (3) Telephone systems,
- (4) Local area networks,
- (5) Public address and music systems,
- (6) Intercommunication systems and paging,
- (7) Clock and program systems,
- (8) Television systems, and
- (9) Security systems.

6.14.3.2 Excludes:

- (1) Other electrical systems (see D5090, Other Electrical Systems).

6.14.4 *Other Electrical Systems (D5090)*:

6.14.4.1 Includes:

- (1) Emergency generators,
- (2) UPS,
- (3) Emergency lighting systems,
- (4) Power factor correction,
- (5) Lightning and grounding protection systems,
- (6) Raceway systems, and
- (7) Power generation systems.

6.14.4.2 Excludes:

- (1) Electric baseboard (see D3050, Terminal and Package Units),

- (2) Electric coils and duct heaters (see D3040, Distribution Systems),

- (3) Building automation and energy monitoring systems (see D3060, Controls and Instrumentation), and

- (4) Communications and security systems (see D5030, Communications and Security).

6.15 *Equipment (E10)*:

6.15.1 *Commercial Equipment (E1010)*:

6.15.1.1 Includes:

- (1) Security and vault equipment,
- (2) Teller and service equipment,
- (3) Registration equipment,
- (4) Checkroom equipment,
- (5) Mercantile equipment,
- (6) Commercial laundry and dry cleaning equipment,
- (7) Vending equipment, and
- (8) Office equipment.

6.15.2 *Institutional Equipment (E1020)*:

6.15.2.1 Includes:

- (1) Ecclesiastical equipment,
- (2) Library equipment,
- (3) Theater and stage equipment,
- (4) Instrumental equipment,
- (5) Audio-visual equipment,
- (6) Detention equipment,
- (7) Laboratory equipment,
- (8) Medical equipment, and
- (9) Mortuary equipment.

6.15.3 *Vehicular Equipment (E1030)*:

6.15.3.1 Includes:

- (1) Vehicular service equipment,
- (2) Parking control equipment, and
- (3) Loading dock equipment.

6.15.4 *Other Equipment (E1090)*:

6.15.4.1 Includes:

- (1) Maintenance equipment;
- (2) Solid waste handling equipment;
- (3) Food service equipment;
- (4) Residential equipment;
- (5) Unit kitchens;
- (6) Darkroom equipment;
- (7) Athletic, recreational, and therapeutic equipment;
- (8) Planetarium equipment;
- (9) Observatory equipment; and
- (10) Agricultural equipment.

6.16 *Furnishings (E20)*:

6.16.1 *Fixed Furnishings (E2010)*:

6.16.1.1 Includes:

- (1) Fixed artwork,
- (2) Fixed casework,
- (3) Window treatment,
- (4) Fixed floor grilles and mats,
- (5) Fixed multiple seating, and
- (6) Fixed interior landscaping.

6.16.2 *Movable Furnishings (E2020)*:

6.16.2.1 Includes:

- (1) Movable artwork,
- (2) Furniture and accessories,
- (3) Movable rugs and mats,
- (4) Movable multiple seating, and
- (5) Movable interior landscaping.

6.17 *Special Construction (F10)*:

6.17.1 *Special Structures (F1010)*:

6.17.1.1 Includes:

- (1) Air supported structures,
- (2) Pre-engineered structures, and
- (3) Other special structures.

6.17.2 *Integrated Construction (F1020)*:

6.17.2.1 Includes:

- (1) Integrated assemblies,
- (2) Special purpose rooms, and
- (3) Other integrated construction.

6.17.3 *Special Construction Systems (F1030)*:

6.17.3.1 Includes:

- (1) Sound, vibration, and seismic construction;
- (2) Radiation protection;
- (3) Special security systems; and
- (4) Other special construction systems.

6.17.4 *Special Facilities (F1040)*:

6.17.4.1 Includes:

- (1) Aquatic facilities,
- (2) Ice rinks,
- (3) Site constructed incinerators,
- (4) Kennels and animal shelters,
- (5) Liquid and gas storage tanks, and
- (6) Other special facilities.

6.17.5 *Special Controls and Instrumentation (F1050)*:

6.17.5.1 Includes:

- (1) Recording instrumentation,
- (2) Building automation systems, and
- (3) Other special controls and instrumentation.

6.18 *Selective Building Demolition (F20)*:

6.18.1 *Building Elements Demolition (F2010)*:

6.18.1.1 Includes:

- (1) Demolition of existing building components.

6.18.1.2 Excludes:

(1) Site demolition (see G1020, Site Demolition and Relocations).

6.18.2 *Hazardous Components Abatement (F2020)*:

6.18.2.1 Includes:

(1) Removal or encapsulation of hazardous building materials and components.

7. Description of Building-Related Sitework

7.1 The following lists show what items are included and excluded in the sitework classification at Level 3. Note again that the table in Fig. 3 incorporates an alphanumeric designation for the classification; a single character letter code for Level 1 Major Group Elements, a three character alphanumeric code for Level 2 Group Elements, and a five character code for Level 3.

7.2 *Site Preparation (G10)*:

7.2.1 *Site Clearing (G1010)*:

7.2.1.1 Includes:

- (1) Clearing and grubbing, and
- (2) Tree removal and thinning.

7.2.2 *Site Demolition and Relocations (G1020)*:

7.2.2.1 Includes:

- (1) Complete building demolition,
- (2) Demolition of site components, and
- (3) Relocation of buildings and utilities.

7.2.2.2 Excludes:

(1) Selective demolition within building (see F20, Selective Building Demolition).

7.2.3 *Site Earthwork (G1030)*:

7.2.3.1 Includes:

- (1) Grading, excavating, and fill to modify site contours;
- (2) Soil stabilization and treatment;
- (3) Site dewatering;
- (4) Site shoring; and
- (5) Embankments.

7.2.3.2 Excludes:

(1) Building excavation for foundations and basements (see A10, Foundations, and A20, Basement Construction).

7.2.4 *Hazardous Waste Remediation (G1040)*:

7.2.4.1 Includes:

- (1) Removal and restoration of contaminated soil.

7.3 *Site Improvement (G20)*:

7.3.1 *Roadways (G2010)*:

7.3.1.1 Includes:

- (1) Paving sub-base,
- (2) Paving and surfacing,
- (3) Curbs and gutters,
- (4) Rails and barriers,
- (5) Painted lines, and
- (6) Markings and signage.

7.3.2 *Parking Lots (G2020)*:

7.3.2.1 Includes:

- (1) Parking lot paving and surfacing;
- (2) Curbs, rails, and barriers;
- (3) Parking booths and equipment; and
- (4) Markings and signage.

7.3.3 *Pedestrian Paving (G2030)*:

7.3.3.1 Includes:

- (1) Paving and surfacing, and
- (2) Exterior steps.

7.3.3.2 Excludes:

(1) Waterproof membranes under terrace and plaza paving (see B3010, Roof Coverings).

7.3.4 *Site Development (G2040)*:

7.3.4.1 Includes:

- (1) Fences and gates;
- (2) Retaining walls;
- (3) Terrace and perimeter walls;
- (4) Signs;
- (5) Site furnishings;
- (6) Fountains, pools, and watercourses;
- (7) Playing fields;
- (8) Flagpoles;
- (9) Miscellaneous structures; and

(10) Site equipment (for example, car wash, banking system, and theatre equipment located on the site).

7.3.4.2 Excludes:

(1) Signs (see G2010, Roadways, and G2020, Parking Lots).

7.3.5 *Landscaping (G2050)*:

7.3.5.1 Includes:

- (1) Fine grading and soil preparation,
- (2) Top soil and planting beds,
- (3) Seeding and sodding,
- (4) Planting,
- (5) Planters,
- (6) Other landscape features, and
- (7) Irrigation systems.

7.3.5.2 Excludes:

- (1) Interior planters and planting (see E20, Furnishings), and
- (2) Site grading (see G1030, Site Earthwork).

7.4 *Site Mechanical Utilities (G30)*:

7.4.1 *Water Supply (G3010)*:

7.4.1.1 Includes:

- (1) Potable and non-potable water systems,
- (2) Well systems,
- (3) Fire protection systems,
- (4) Pumping stations, and
- (5) Water storage.

7.4.1.2 Excludes:

- (1) Irrigation systems (see G2050, Landscaping).

7.4.2 *Sanitary Sewer (G3020)*:

7.4.2.1 Includes:

- (1) Piping,
- (2) Manholes,
- (3) Septic tanks,
- (4) Lift stations, and
- (5) Package waste water treatment plants.

7.4.3 *Storm Sewer (G3030)*:

7.4.3.1 Includes:

- (1) Piping,
- (2) Manholes,
- (3) Catch basins,
- (4) Lift stations,
- (5) Retention ponds, and
- (6) Ditches and culverts.

7.4.4 *Heating Distribution (G3040)*:

7.4.4.1 Includes:

- (1) Steam supply,
- (2) Condensate return
- (3) Hot water supply systems, and
- (4) Pumping stations.

7.4.4.2 Excludes:

(1) Service tunnels (see G9010, Service and Pedestrian Tunnels).

7.4.5 *Cooling Distribution (G3050)*:

7.4.5.1 Includes:

- (1) Chilled water piping,
- (2) Wells for cooling,
- (3) Pumping stations, and
- (4) Cooling towers on site.

7.4.5.2 Excludes:

(1) Service tunnels (see G9010, Service and Pedestrian Tunnels).

7.4.6 *Fuel Distribution (G3060)*:

7.4.6.1 Includes:

- (1) Piping,
- (2) Equipment, and
- (3) Storage tanks.

7.4.7 *Other Site Mechanical Utilities (G3090)*:

7.4.7.1 Includes:

- (1) Industrial waste systems, and
- (2) POL (Petroleum Oil and Lubricants) distribution systems.

7.5 *Site Electrical Utilities (G40)*:

7.5.1 *Electrical Distribution (G4010)*:

7.5.1.1 Includes:

- (1) Substations,
- (2) Overhead power distribution,
- (3) Underground power distribution,
- (4) Ductbanks, and
- (5) Grounding.

7.5.2 *Site Lighting (G4020)*:

7.5.2.1 Includes:

- (1) Fixtures and transformers,
- (2) Poles,
- (3) Wiring conduits and ductbanks,
- (4) Controls, and
- (5) Grounding.

7.5.3 *Site Communications and Security (G4030)*:

7.5.3.1 Includes:

- (1) Overhead and underground communications,
- (2) Site security and alarm systems,
- (3) Ductbanks, and
- (4) Grounding.

7.5.4 *Other Site Electrical Utilities (G4040)*:

7.5.4.1 Includes:

- (1) Cathodic protection, and
- (2) Emergency power generation.

7.6 *Other Site Construction (G90)*:

7.6.1 *Service and Pedestrian Tunnels (G9010)*:

7.6.1.1 Includes:

- (1) Constructed service and pedestrian tunnels and trench boxes, and
- (2) Prefabricated service and pedestrian tunnels and trench boxes.

7.6.2 *Other Site Systems (G9090)*:

7.6.2.1 Includes:

- (1) Snow melting systems.

8. Keywords

8.1 building assemblies; building economics; building elemental format; building elements; building functional elements; building systems classification; cost estimation; cost planning; design economics; economic analysis; economic evaluation; elemental building classification; elemental/systems specifications; facilities planning; life-cycle costing;

master schedules; outline specifications; risk analysis; standard classification of building systems; UNIFORMAT; value engineering

APPENDIXES

(Nonmandatory Information)

X1. EXAMPLE LEVEL 4 FOR THE UNIFORMAT II CLASSIFICATION

X1.1 The example Level 4 Classification of sub-elements for buildings and related sitework in **Table X1.1** is adapted from the Department of Defense Work Breakdown Structure (WBS) and is included in the NAVFAC Design-Build Master as part of the Design-Build Request for Proposal website.⁹ The full structure also includes suggested Units of Measure at each level of the classification for use in elemental cost analysis and elemental cost estimating. As a whole it can be utilized to develop more comprehensive databases for capital and life-cycle costs, and to facilitate building condition assessment,

reporting, and budgeting. Level 4 of Section G, Sitework, is particularly applicable to small and medium-sized civil works projects such as parks and multi-building sites.

NOTE X1.1—Typically, there may be several options to use as an elemental unit of measure quantity definition, and user preferences and data needs may require the selection of an alternative unit. One example alternative has been included within this Example Level 4 and has been marked by an asterisk (*).

NOTE X1.2—This example frequently uses the term Assembly, or Assemblies, when describing work within a particular section. This term refers to the use of a combination cost, or description, where a component or work description contains more than one discrete part. The use of such assemblies is a common practice within the fields of estimating and outline specification writing.

⁹ The Design-Build Request for Proposal website can be accessed at <http://www.wbdg.org/ndbm>.

TABLE X1.1 Example Level 4 for the UNIFORMAT II Classification of Building Elements (with Units of Measure)

Level 1	Level 2	Level 3	Level 4	Definition	E UOM	M UOM	Quantity Definition
A SUBSTRUCTURE					SF	M2	Footprint area at grade
				*ALTERNATIVE Unit of Measure <i>This system includes all work below the lowest floor construction (including slab-on-grade) and the enclosing horizontal and vertical elements required to form a basement, together with the necessary mass excavation and backfill.</i>	*SF	*M2	*Area of elevated structure
A10 FOUNDATIONS					SF	M2	Footprint area at grade
				Foundations include the following Standard Foundations: wall and column foundations; foundation walls up to level of top of slab on grade; pile caps; foundation excavation, backfill, and compaction; footings and bases; perimeter insulation; perimeter drainage; anchor plates; and dewatering. Special Foundations include pile foundations, caissons, underpinning, dewatering, raft foundations, and pressure injected grouting. Slab on grade includes standard slab on grade, structural slab on grade, inclined slab on grade, trenches, pits and bases, and foundation drainage.			
A1010 STANDARD FOUNDATIONS					SF	M2	Footprint area at grade
				*ALTERNATIVE Unit of Measure <i>Continuous footings, spread footings, grade beams, foundation walls, pile caps, and column piers.</i>	*SF	*M2	*Area of elevated structure
A101001 WALL FOUNDATIONS					LF	M	Length of footings or wall foundations, or both
				<i>Continuous Footings</i> —Assemblies include excavation, hand-shaped bottom, compacted backfill, formwork and keyway, reinforcing steel, concrete and screed finish. <i>Foundation Walls</i> —Include work items associated with CIP foundation walls, grade beams, or CMU walls. Assemblies include excavation, compacted backfill, perimeter insulation, perimeter drainage, formwork, reinforcing steel, concrete or CMU, and wall finish.			
A101002 COLUMN FOUNDATIONS AND PILE CAPS					EA	EA	Number of footings, pile caps, or piers, or both
				<i>Spread Footings</i> —Individual or part of continuous pier footings. Assemblies include excavation, backfill and compaction, formwork, reinforcing steel, and concrete and screed finish. If structural steel columns set directly on spread footings, anchor bolts are included in this assembly.			

TABLE X1.1 *Continued*

Level 1	Level 2	Level 3	Level 4	Definition	E UOM	M UOM	Quantity Definition
				<p><i>Pile Caps</i>—Assemblies include excavation if required (normally due to installation of piles, the subgrade is at desired level for pile cap), hand-shaped bottom, compacted backfill, formwork, reinforcing steel, and concrete and screed finish. If structural steel columns set directly on spread footings, anchor bolts are included in this assembly.</p> <p><i>Column Piers</i>—Assemblies include formwork, reinforcing steel, concrete or CMU, finish, break ties and patch, and set anchor bolts.</p>			
				A101003 DEWATERING	SF	M2	Dewatered area
				Dewatering is the removal of water from excavations. The two principle methods of dewatering are by pump or by a system involving the sinking of a series of well-points around the area and extracting the water by suction pump. Assemblies would include pumps or well points and all associated dewatering materials and equipment.			
				A101099 OTHER STANDARD FOUNDATIONS	XX	XX	
				Standard foundations not described by the assembly categories listed above.			
				A1020 SPECIAL FOUNDATIONS	SF	M2	Footprint area at grade
				*ALTERNATIVE Unit of Measure	*SF	*M2	*Area of elevated structure
				<i>All work associated with special foundations including piles, caissons, and any other special foundation situation.</i>			
				A102001 PILE FOUNDATIONS	SF	M2	Footprint area at grade
				CIP concrete piles, precast concrete piles, steel pipe piles, steel H-piles, step-tapered steel piles, and treated wood piles. Applicable assemblies would include the material for piles, pile driving, and pile cut-offs if required.			
				A102002 CAISSONS	SF	M2	Footprint area at grade
				<i>Drilled Caissons</i> —Assemblies include drilled caissons, steel casings if required, reinforcing steel, bell bottom excavation, concrete, and loading and hauling of excavated material.			
				A102003 UNDERPINNING	LF	M	Length of underpinning
				Underpinning is the provision of permanent support for existing buildings by extending their foundations to a new, lower level containing the desired bearing stratum. Assemblies include excavation, backfill, and underpinning materials.			
				A102004 DEWATERING	SF	M2	Dewatered area
				Dewatering is the removal of water from excavations. The two principle methods of dewatering are by pump or by a system involving the sinking of a series of well-points around the area and extracting the water by suction pump. Assemblies would include pumps or well points and all associated dewatering materials and equipment.			
				A102005 RAFT FOUNDATIONS	SF	M2	Area of raft foundation
				Raft foundations or spread foundations consist of a solid slab of heavily reinforced concrete covering the entire building footprint area.			
				A102006 PRESSURE INJECTED GROUTING	SF	M2	Footprint area at grade
				Assemblies provide for injecting cement grout for foundation stabilization.			
				A102099 OTHER SPECIAL FOUNDATIONS	XX	XX	
				These could include cofferdams, soil compaction foundations, and other special foundations. Assemblies would include all material and labor necessary to perform the work for the special foundation condition.			
				A1030 SLAB ON GRADE	SF	M2	Footprint area at grade
				A slab poured on earth, whether on undisturbed or fill soil.			
				A103001 STANDARD SLAB ON GRADE	SF	M2	Area of slab
				Standard slab-on-grade is supported by compacted earth or gravel fill. The soil bearing capacity is sufficient to support the slab. Assemblies include fine grade, gravel fill, underslab insulation, edge forms, termite treatment (interior slabs only), vapor retarder, reinforcing, expansion joints, control joints, and finish and curing. Assemblies are based on thickness of slab.			
				A103002 STRUCTURAL SLAB ON GRADE	SF	M2	Area of slab
				A structural slab-on-grade is not supported by compacted earth or gravel fill. The soil bearing capacity is insufficient to support the slab. A structural slab is generally a minimum of eight inches thick and will be reinforced with reinforcing bars rather than welded wire fabric. Assemblies include fine grade, gravel fill, underslab insulation, edge forms, termite treatment, (interior slabs only), vapor retarder, reinforcing, expansion joints, control joints, and finish and curing. Assemblies are based on thickness of slab.			

TABLE X1.1 *Continued*

Level 1	Level 2	Level 3	Level 4	Definition	E UOM	M UOM	Quantity Definition
				A103003 INCLINED SLAB ON GRADE	SF	M2	Area of slab
				An inclined slab-on-grade is a slab that is poured on an incline. An example would be an inclined loading dock slab and associated ramps. Assemblies include fine grade, gravel fill, underslab insulation, edge forms, termite treatment (interior slabs only), vapor retarder, reinforcing, expansion joints, control joints, and finish and curing. Assemblies are based on thickness of slab.			
				A103004 TRENCHES	LF	M	Length of trench
				Cast-in-place trenches. Assemblies include excavation, hand-shaped bottoms, compacted backfill, formwork, reinforcing steel, concrete, and concrete finish. Examples include trench drains and dust trenches.			
				A103005 PITS AND BASES	EA	EA	Number of pits and bases
				Cast-in-place pits and bases. Assemblies include excavation, hand-shaped bottoms, compacted backfill, formwork, reinforcing steel, concrete, and concrete finish. Examples include elevator pits, dock leveler pits, oil change pits, and bases for equipment.			
				A103006 FOUNDATION DRAINAGE	LF	M	Length of foundation drainage material
				Foundation drainage directly associated with draining the foundation. This category does not include storm drainage piping for site. It would include drain pipe or drain tile at foundation or basement for specific purposes of draining foundation or basement. Assemblies would include excavation, hand-shaped bottoms, gravel, compacted backfill, and drain pipe, including accessories.			
				A103099 OTHER SLAB ON GRADE	XX	XX	
				Slab-on-grade not described by the assembly categories listed above.			
				A20 BASEMENT CONSTRUCTION	CY	M3	Volume of excavation
				Work Includes basement excavation, and basement walls.			
				A2010 BASEMENT EXCAVATION	CY	M3	Volume of excavation
				Excavation work associated with constructing a basement.			
				A201001 EXCAVATION FOR BASEMENTS	CY	M3	Volume of excavation
				All excavation, stockpiling, and hauling associated with basement excavations are included in this assembly.			
				A201002 STRUCTURE BACKFILL AND COMPACTION	CY	M3	Volume of backfill
				All backfill including hauling in of suitable soils and all necessary compaction is included in this assembly.			
				A201003 SHORING	SF	M2	Shoring contact area
				This type of shoring is to resist horizontal pressure and not intended to carry vertical loads. Assemblies would include sheet piling or other material and labor used to hold back earth around the perimeter of an excavation.			
				A201099 OTHER BASEMENT EXCAVATION	XX	XX	
				Basement excavation not described by the assembly categories listed above.			
				A2020 BASEMENT WALLS	SF	M2	Area of basement wall
				Assembly includes basement perimeter walls that are below grade and below the ground floor level of the building; this also includes elevator pits and other pits.			
				A202001 BASEMENT WALL CONSTRUCTION	SF	M2	Area of basement wall
				This includes work items associated with CIP foundation walls or CMU walls and penetrations. Assemblies include formwork, reinforcing steel, concrete or CMU, and wall finish and curing.			
				A202002 MOISTURE PROTECTION	SF	M2	Area of wall moisture protection
				This assembly would be based on the type and square footage of waterproofing used on the foundation wall.			
				A202003 BASEMENT WALL INSULATION	SF	M2	Area of wall insulation
				This assembly would be based on the type and square footage of insulation used on the foundation wall.			
				A202099 OTHER BASEMENT WALLS	XX	XX	
				Basement walls not described by the assembly categories listed above.			
				B SHELL	SF	M2	Area of supported floors
				This system includes all structural slabs, and decks and supports within basements and above grade. Note that the structural work will include both horizontal items (slabs, decks, etc.) and vertical structural components (columns and interior structural walls). Exterior load bearing walls are not included in this system but in System B2010, Exterior Walls.			
				B10 SUPERSTRUCTURE	SF	M2	Area of supported floors
				Work includes floor construction and roof construction.			
				B1010 FLOOR CONSTRUCTION	SF	M2	Area of supported floors
				This construction can be wood, concrete, CMU, steel frame, etc.			



TABLE X1.1 Continued

Level 1	Level 2	Level 3	Level 4	Definition	E UOM	M UOM	Quantity Definition
				B101001 STRUCTURAL FRAME	SF	M2	Area of supported floors
				The structural frame could consist of structural steel including columns, beams, joists, and all associated items. It could be a concrete frame utilizing concrete or masonry columns and concrete girders and beams. The structural frame could be wood columns with wood beams or wood trusses. The structural frame could be a combination of the above. For example, concrete or masonry columns with structural steel beams and joists. All associated work items should be included in each assembly. Separate assemblies would be used for different types of construction. The unit of measure at the assembly level is the square footage of the supported area. Decks and slabs are not included in this assembly.			
				B101002 STRUCTURAL INTERIOR WALLS	SF	M2	Area of wall
				Assemblies would be CIP or CMU walls or other structural interior walls. The assemblies would include the labor and material required to perform the construction tasks associated with this type of wall.			
				B101003 FLOOR DECKS AND SLABS	SF	M2	Area of supported floors
				Slabs above grade should be broken into assemblies according to their particular type of construction (that is, flat slab, pan slab, precast or pre-stressed slab, four-way slab, slabs on metal or wood decking with concrete fill, etc.). All associated work items should be included in each assembly, such as expansion and contraction joints.			
				B101004 BALCONY CONSTRUCTION	SF	M2	Area of supported balconies
				Balconies above grade should be broken into assemblies according to their particular type of construction. All associated items including handrails should be included in the assembly.			
				B101005 RAMPS	SF	M2	Area of supported ramps
				Ramps above grade should be broken into assemblies according to their type of construction. All associated items including handrails should be included in the assembly.			
				B101006 FLOOR RACEWAY SYSTEMS	SF	M2	Gross floor area
				Under floor or in-slab conduit including conduit and all associated devices.			
				B101007 INCLINED AND STEPPED FLOORS	SF	M2	Area of supported floors
				This assembly should be broken down according to their particular type of construction (that is, flat slab, pan slab, precast or pre-stressed slab, four-way slab, slabs on metal or wood decking with concrete fill, etc.). All associated work items should be included in each assembly, such as expansion and contraction joints.			
				B101099 OTHER FLOOR CONSTRUCTION	XX	XX	
				Any type of special floor construction not included above would fall in this category, such as catwalks, space frames, etc. All associated work items would be included in the assembly.			
				B1020 ROOF CONSTRUCTION	SF	M2	Area of supported roof
				This construction is similar to floor construction except that it applies to the framework supporting the roof and roof decks. (See also System B30, Roofing.)			
				B102001 STRUCTURAL FRAME	SF	M2	Area of supported roof
				The structural frame could consist of structural steel including columns, beams, joists, and all associated items. It could be a concrete frame utilizing concrete or masonry columns and concrete girders and beams. The structural frame could be wood columns with wood beams or wood trusses. The structural frame could be a combination of the above. For example, concrete or masonry columns with structural steel beams and joists. All associated work items should be included in each assembly. Separate assemblies would be used for different types of construction. The unit of measure at the assembly level is the square footage of the supported area. Decks and slabs are not included in this assembly.			
				B102002 STRUCTURAL INTERIOR WALLS	SF	M2	Area of walls
				Assemblies would be CIP or CMU walls or other structural interior walls. The assemblies would include the labor and material required to perform the construction tasks associated with this type of wall.			
				B102003 ROOF DECKS AND SLABS	SF	M2	Area of supported roof
				Roof decks and slabs should be broken into assemblies according to their particular type of construction (that is, flat slab, pan slab, precast or pre-stressed slab, four-way slab, slabs on metal or wood decking with concrete fill, etc.). All associated work items should be included in each assembly.			

TABLE X1.1 *Continued*

Level 1	Level 2	Level 3	Level 4	Definition	E UOM	M UOM	Quantity Definition
				B102004 CANOPIES	SF	M2	Area of supported canopies
				Canopies should be broken into assemblies according to their particular type of construction (that is, flat slab, pan slab, precast or pre-stressed slab, four-way slab, slabs on metal or wood decking with concrete fill, etc.). All associated work items should be included in each assembly.			
				B102099 OTHER ROOF CONSTRUCTION	XX	XX	
				Any type of special roof construction not included above would fall into this category. All associated work items would be included in this assembly.			
				B20 EXTERIOR ENCLOSURE	SF	M2	Area of exterior walls
				This system consists of the exterior facing of the facility, which includes all vertical and horizontal exterior closure such as exterior walls, exterior windows, and exterior doors. This system excludes roofing (See System B30, Roof). Load bearing exterior walls will be included here, and not in System B10, Superstructure. Structural frame elements at exterior such as columns, beams, spandrels, etc., would be included in Superstructure with only the applied exterior finishes (that is, paint, stucco, etc.) being included here. Finishes to the inside face of walls which are not an integral part of the wall construction will be included in System C30, Interior Finishes.			
				B2010 EXTERIOR WALLS	SF	M2	Area of exterior walls
				All materials associated with the following construction: exterior load-bearing walls, insulation and vapor retarder, parapets, exterior louvers and screens, sun control devices (exterior), balcony walls and handrails, exterior soffits, screen walls, and exterior coatings.			
				B201001 EXTERIOR CLOSURE	SF	M2	Area of exterior walls
				Assemblies would include material contained in exterior closure wall, such as masonry with brick veneer. Materials used for interior finishes on exterior walls are not included in this assembly. For example, if the interior side of this masonry wall is sheetrock applied on metal furring strips, the masonry wall is included in this assembly, but the furring strips and sheetrock are categorized as System C3010, Wall Finishes.			
				B201002 EXTERIOR WALL BACKUP CONSTRUCTION	SF	M2	Area of exterior walls
				Assemblies include the support structure for the exterior skin or provide load bearing walls for the facility, or both. Materials used for interior finishes on exterior walls are not included in this assembly. For example, if the interior side of the masonry wall is sheetrock applied on metal furring strips, the masonry wall is included in this assembly, but the furring strips and sheetrock are categorized as System C3010, Wall Finishes.			
				B201003 INSULATION AND VAPOR RETARDER	SF	M2	Area of insulation
				Assemblies would include all types of insulation associated with the exterior wall. Rigid, batt, and poured insulation should be separated into different assemblies.			
				B201004 PARAPETS	LF	M	Length of walls and parapets
				Assemblies include materials used in association with parapets. Parapets are long walls or railings usually along the edge of a roof or balcony.			
				B201005 EXTERIOR LOUVERS AND SCREENS	SF	M2	Area of louvers and screens
				Assemblies include louvers and screens which are located in exterior walls. The unit of measure at the assembly level is each.			
				B201006 SUN CONTROL DEVICES (EXTERIOR)	SF	M2	Area of sun control devices
				Assemblies include awnings, shades, and solar panels attached to the exterior of the building. A separate assembly should be used for each type of sun control device.			
				B201007 BALCONY WALLS AND RAILINGS	LF	M	Length of walls and railings
				Assemblies would include materials associated with balcony walls and handrails. These rails are usually guardrails and not associated with stairs.			
				B201008 EXTERIOR SOFFITS	SF	M2	Area of exterior soffits
				Assemblies would include all associated materials which make up the soffit and supports for the soffit. Typical materials would include wood, aluminum, exterior grade gypboard, stucco, etc.			
				B201009 SCREEN WALL	LF	M	Length of screen wall
				Exterior screen walls used for security purposes immediately adjacent to the building such as screen walls at a loading dock. Assemblies would include materials associated with all types of walls. Note that perimeter fencing that is typically more than five feet from the building's exterior is included in sitework rather than in this system.			

TABLE X1.1 *Continued*

Level 1	Level 2	Level 3	Level 4	Definition	E UOM	M UOM	Quantity Definition
				B201010 EXTERIOR COATINGS	SF	M2	Area of exterior coatings
				Assemblies include paint, stucco, etc. The unit of measure at the assembly level is area of exterior coatings.			
				B201011 JOINT SEALANT	LF	M	Length of joint sealant
				Exterior application of joint sealants			
				B201099 OTHER EXTERIOR WALLS	XX	XX	
				Exterior walls not described by the assembly categories listed above.			
				B2020 EXTERIOR WINDOWS	SF	M2	Area of windows
				All windows located in exterior walls or exterior skin.			
				B202001 WINDOWS	SF	M2	Area of windows
				Fixed or operable windows located in exterior walls or exterior skin. Assemblies would include frames, glazing, caulking, finishes, and other associated work.			
				B202002 STOREFRONTS	SF	M2	Area of storefronts
				Fixed storefronts including associated doors in exterior walls or exterior skin. Assemblies would include frames, glazing, caulking, finishes, and other associated work.			
				B202003 CURTAIN WALLS	SF	M2	Area of curtain walls
				This applies to glass curtain walls and spandrel glass in exterior walls or exterior skin. Assemblies would include frames, glazing, caulking, finishes, and other associated work.			
				B202004 EXTERIOR GLAZING	SF	M2	Area of glazing
				This includes acrylic, polycarbonate, and plastic glazing.			
				B202099 OTHER EXTERIOR WINDOWS	XX	XX	
				Exterior windows not described by the assembly categories listed above.			
				B2030 EXTERIOR DOORS	EA	EA	Number of doors
				All doors located in exterior walls or exterior skin.			
				B203001 SOLID DOORS	EA	EA	Number of doors
				Assemblies include all exterior solid doors, hollow metal or wood with frames. Solid doors may include viewing lites in door. Door hardware is located in B203008, Exterior Door Hardware.			
				B203002 GLAZED DOORS	EA	EA	Number of doors
				Assemblies include all glazed exterior doors with glass, frames (not included in storefront and curtain walls). These doors can be made of storefront materials, but are not part of a storefront. Door hardware is located in B203008, Exterior Door Hardware.			
				B203003 REVOLVING DOORS	EA	EA	Number of doors
				Assemblies include all revolving doors at exterior of the facility.			
				B203004 OVERHEAD AND ROLL-UP DOORS	SF	M2	Area of doors
				Overhead and roll-up doors installed in exterior walls or exterior skin. Assemblies include frames, hardware, hoisting devices, and finish and other associated work. The unit of measure at the assembly level is each door.			
				B203005 HANGAR DOORS	SF	M2	Area of doors
				Large aircraft doors used on medium and high bay hangars. Assemblies would include frames, hardware, hoisting devices, and finish and other associated work.			
				B203006 BLAST RESISTANT DOORS	SF	M2	Area of doors
				Special exterior doors used for blast resistance. Assemblies would include frames, hardware, hoisting devices, and finish and other associated work.			
				B203007 GATES	SF	M2	Area of gates
				Any special gate type used in the exterior wall or exterior skin of the building. Assemblies would include frames, hardware, hoisting devices, and finish and other associated work. The unit of measure at the assembly level is each gate.			
				B203008 EXTERIOR DOOR HARDWARE	EA	EA	Number of doors
				Exterior door hardware includes items such as closers, hinges, locksets, panic hardware, etc.			
				B203098 OTHER EXTERIOR SPECIALTY DOORS	XX	XX	
				Any special type door used in the exterior wall or exterior skin of the building. Assemblies would include frames, hardware, hoisting devices, and finish and other associated work. The unit measure at the assembly level is each door, or area of special doors, that is, hangar doors.			
				B203099 OTHER EXTERIOR PERSONNEL DOORS	XX	XX	
				Exterior personnel doors not described by the assembly categories listed above.			
				B30 ROOFING	SF	M2	Gross area of roof

TABLE X1.1 *Continued*

Level 1	Level 2	Level 3	Level 4	Definition	E UOM	M UOM	Quantity Definition
				This system includes all waterproof roof coverings and insulation, expansion joints, together with skylights, hatches, ventilators, and all required trim. In addition to roof coverings, the system includes all waterproof membranes and traffic toppings over below grade enclosed areas, balconies, and the like.			
				B3010 ROOF COVERINGS	SF	M2	Gross area of roof
				This System includes all waterproof roof coverings and insulation, expansion joints, together with skylights, hatches, ventilators, and all required trim. In addition to roof coverings, the system includes all waterproof membranes and traffic toppings over below grade enclosed areas, balconies, and the like.			
				B301001 HIGH SLOPE ROOF COVERINGS	SF	M2	Area of roof covering
				Assemblies include roof coverings, such as shingle, wood shake, and standing seam, etc.			
				B301002 LOW SLOPE MEMBRANE SYSTEMS	SF	M2	Area of roof covering
				Assemblies include roof coverings, such as built-up, elastomeric, modified bitumen, etc. Also, walkways or work areas (used to gain access to rooftop equipment) will be included here.			
				B301003 ROOF INSULATION AND FILL	SF	M2	Area of insulation
				Assemblies include all types of insulation associated with the roof area.			
				B301004 FLASHINGS AND TRIM	SF	M2	Area of flashings
				Assemblies include all flashings associated with the roof, that is, eave flashing, gable flashing, etc.			
				B301005 GUTTERS AND DOWNSPOUTS	LF	M	Length of gutters and downspouts
				Assemblies include all gutters, downspouts, and associated work including splash blocks.			
				B301006 ROOF OPENINGS AND SUPPORTS	SF	M2	Area of openings
				All roof penetrations including roof hatches, sky lights, area glazing, roof hatches, gravity roof ventilators, smoke vents, etc.			
				B301099 OTHER ROOFING	XX	XX	
				Roofing not described by the assembly categories listed above.			
				C INTERIORS	SF	M2	Gross floor area
				Construction which takes place inside the exterior wall or exterior closure. The system does not include interior structural walls.			
				C10 INTERIOR CONSTRUCTION	SF	M2	Gross floor area
				This assembly includes partitions, interior doors, and fittings.			
				C1010 PARTITIONS	SF	M2	Area of partitions
				Includes all interior partitions.			
				C101001 FIXED PARTITIONS	SF	M2	Area of fixed partition walls
				Interior fixed partitions include metal or wood studs, sheetrock, masonry, and concrete walls.			
				C101002 DEMOUNTABLE PARTITIONS	SF	M2	Area of demountable partition walls
				Assemblies would include all demountable partitions and associated work including tracks and anchoring systems.			
				C101003 RETRACTABLE PARTITIONS	SF	M2	Area of retractable partition walls
				Assemblies would include all retractable or folding partitions and associated work including tracks and anchoring systems.			
				C101004 INTERIOR GUARDRAILS AND SCREENS	LF	M	Length of guardrails and screens
				Assemblies include balustrades (handrails and the row screen of posts that support them) and screens and associated work including tracks and anchoring systems. These balustrades/ guardrails are related to interior balconies and are not associated with stairs.			
				C101005 INTERIOR WINDOWS	SF	M2	Area of windows
				Fixed or operable windows. Assemblies would include frames, glazing, caulking and other associated work.			
				C101006 GLAZED PARTITIONS AND STOREFRONTS	SF	M2	Area of partitions and storefronts
				Fixed interior glazed partitions including interior storefronts with doors. Assemblies include frames, glazing, caulking, and other associated work.			
				C101007 INTERIOR GLAZING	SF	M2	Area of interior glazing
				C101008 JOINT SEALANT	LF	M	Length of joint sealants
				C101099 OTHER PARTITIONS	XX	XX	
				Interior partitions not described by the assembly categories listed above.			
				C1020 INTERIOR DOORS	LEF	LEF	Number of leaves
				All interior doors.			
				C102001 STANDARD INTERIOR DOORS	LEF	LEF	Number of leaves

TABLE X1.1 *Continued*

Level 1	Level 2	Level 3	Level 4	Definition	E UOM	M UOM	Quantity Definition
				Assemblies include all standard interior wood or hollow metal doors with frames, finish, etc. Standard interior doors may include vision lites. Interior door hardware is located in C102007, Interior Door Hardware.			
				C102002 GLAZED INTERIOR DOORS	LEF	LEF	Number of leaves
				Assemblies include all glazed interior doors with glass, frames, finish, etc. Interior door hardware is located in C102007, Interior Door Hardware.			
				C102003 FIRE DOORS	LEF	LEF	Number of leaves
				Assemblies include all interior fire doors, including all necessary frames, and sensing devices integral with doors. Interior door hardware is located in C102007, Interior Door Hardware.			
				C102004 SLIDING AND FOLDING DOORS	SF	M2	Area of sliding or folding door
				Assemblies include all sliding and folding doors with frames, hardware, locking devices, tracks, and supporting systems. The unit of measure at the assembly level is each.			
				C102005 INTERIOR OVERHEAD DOORS	SF	M2	Area of doors
				Overhead doors installed in the interior of a facility. Assemblies include frames, hardware, hoisting devices, and finish and other associated work. The unit of measure at the assembly level is each door.			
				C102006 INTERIOR GATES	SF	M2	Area of gates
				Any special type gate installed in the interior of a facility. Assemblies include frames, hardware, hoisting devices, and finish and other associated work. The unit measure at the assembly level is each gate.			
				C102007 INTERIOR DOOR HARDWARE	EA	EA	Number of doors
				Interior door hardware includes items such as closers, hinges, locksets, panic hardware, etc.			
				C102098 OTHER INTERIOR SPECIALTY DOORS	XX	XX	
				Any special type door installed in the interior of a facility. Assemblies include frames, hardware, hoisting devices, and finish and other associated work. The unit measure at the assembly level is each gate.			
				C102099 OTHER INTERIOR PERSONNEL DOORS	XX	XX	
				Interior personnel doors not described by the assembly categories listed above.			
				C1030 FITTINGS	SF	M2	Gross floor area
				Most commonly used specialty items.			
				C103001 COMPARTMENTS, CUBICLES AND TOILET PARTITIONS	EA	EA	Number of compartments, cubicles, or toilet partitions
				Assemblies include individual compartments, cubicles, toilet partitions, and urinal screens.			
				C103002 TOILET AND BATH ACCESSORIES	EA	EA	Number of accessories
				Toilet and bath accessories. For example, soap dispensers, toilet paper holder, towel dispensers, grab bars, bathroom mirrors, etc.			
				C103003 MARKER BOARDS AND TACK BOARDS	SF	M2	Area of boards
				Assemblies include all marker boards, tackboards, and fastening devices. The unit of measure at the assembly level is each.			
				C103004 IDENTIFYING DEVICES	EA	EA	Number of identifying devices
				Assemblies include all signs, plaques, traffic markers, etc.			
				C103005 LOCKERS	EA	EA	Number of lockers
				Assemblies include all types of lockers, either wood or metal, single or double tier. Special bases used for lockers would be included in this assembly.			
				C103006 SHELVING	LF	M	Length of shelving
				Assemblies include all types of shelving with brackets and all supporting materials and finish, if required.			
				C103007 FIRE EXTINGUISHER CABINETS	EA	EA	Number of fire extinguisher cabinets
				This assembly would include all types and sizes of fire extinguisher cabinets. Fire extinguishers are not included in this assembly; they are included in Section D4030, Fire Protection Specialties.			
				C103008 COUNTERS	LF	M	Length of counters
				Assemblies include all counters and countertops with all necessary brackets and supporting materials and finish, if required.			
				C103009 CABINETS	LF	M	Length of cabinets
				This assembly includes all cabinetry and millwork items with associated accessories and anchoring devices. Cabinet finishes are included in this assembly. Metal cabinets should be a separate assembly from wood cabinets or millwork.			
				C103010 CLOSETS	LF	M	Length of closets

TABLE X1.1 *Continued*

Level 1	Level 2	Level 3	Level 4	Definition	E UOM	M UOM	Quantity Definition
				This assembly includes all built-in closets with all associated work and finishes. These closets are millwork items or prefabricated coat closets for schools and dormitories.			
				C103011 FIRESTOPPING PENETRATIONS	EA	EA	Each penetration
				Assembly includes sleeve, caulking, and flashing.			
				C103012 SPRAYED FIRE-RESISTIVE MATERIALS	SF	M2	Area of coverage
				Sprayed Fire-Resistive Materials includes materials that are applied primarily to a building's framework (columns, beams, bracing, metal decking) to prevent structural failure.			
				C103013 RAISED ACCESS FLOORING	SF	M2	Area of flooring
				Assemblies include all types of raised flooring, pedestal access floors and other types of access flooring.			
				C103014 CASEWORK	EA	EA	Each unit
				Assemblies would include built-in pre-manufactured cabinetry for specialized functions such as laboratories, libraries, medical, and dental facilities.			
				C103099 OTHER INTERIOR SPECIALTIES	XX	XX	
				Interior specialties not described by the assembly categories listed above.			
	C20			STAIRS	FLT	FLT	Number of flights
				Work includes interior stair construction.			
				C2010 STAIR CONSTRUCTION	FLT	FLT	Number of flights
				All work items associated with interior stairs. A flight of stairs is considered to be all the treads and risers with landings required to travel from one floor to the next.			
				C201001 INTERIOR STAIR CONSTRUCTION	FLT	FLT	Number of flights
				Assemblies include interior stairs. Handrails, finishes, and all associated work items are included in this assembly.			
				C201002 EXTERIOR STAIR CONSTRUCTION	VLF	VM	Total vertical linear distance
				Assemblies include exterior stairs which are in unheated spaces and exposed to the weather. Handrails, finishes, and all associated work items are included in the assembly.			
				C201099 OTHER STAIR CONSTRUCTION	XX	XX	
				Stair construction not described by the assembly categories listed above.			
				C2020 STAIR FINISHES	SF	M2	Area of finished landings, treads, risers
				Includes finishes to treads, risers, landings, and soffits, and finishes to handrails and guardrails.			
				C202001 INTERIOR STAIR FINISH	SF	M2	Area of finished landings, treads, risers
				Includes finishes to treads, risers, landings, and soffits, and finishes to handrails and guardrails.			
	C30			INTERIOR FINISHES	SF	M2	Area of finishing
				Includes wall finishes, floor finishes, and ceiling finishes.			
				C3010 WALL FINISHES	SF	M2	Area of finished walls
				Finishes which are applied to interior wall surfaces, including basement walls.			
				C301001 CONCRETE WALL FINISHES	SF	M2	Area of finished walls
				This assembly would include a concrete finish applied directly to an interior wall surface. This assembly does not include items that directly apply to wall finishes covered elsewhere in this subsystem.			
				C301002 PLASTER WALL FINISHES	SF	M2	Area of finished walls
				This assembly includes plaster or stucco applied directly to an interior wall surface. Lath and associated work would be included in this assembly. This assembly does not include items that directly apply to wall finishes covered elsewhere in this subsystem.			
				C301003 GYPSUM WALLBOARD FINISHES	SF	M2	Area of finished walls
				This assembly includes gypsum wallboard applied directly to an interior wall surface. Furring strips or channels are included in this assembly. This assembly also includes taping, sanding, finishing, and sheetrock accessories. This assembly does not include items that directly apply to wall finishes covered elsewhere in this subsystem.			
				C301004 TILE AND TERRAZZO WALL FINISHES	SF	M2	Area of finished walls
				This assembly includes tile and terrazzo applied directly to an interior wall surface. Each type of tile would be a separate assembly.			
				C301005 PAINTING TO WALLS	SF	M2	Area of painted walls
				This assembly includes painting, spackling and sealant applied directly to an interior wall surface.			
				C301006 WALL COVERINGS	SF	M2	Area of wall coverings
				This assembly includes wall coverings and protective strips applied directly to an interior wall surface.			

TABLE X1.1 *Continued*

Level 1	Level 2	Level 3	Level 4	Definition	E UOM	M UOM	Quantity Definition
				C301007 ACOUSTICAL PANELS ADHERED TO WALLS	SF	M2	Area of acoustical tiles and panels
				This assembly includes acoustical tiles and panels with associated work applied directly to an interior wall surface.			
				C301008 SPECIAL COATINGS TO WALLS	SF	M2	Area of special coatings
				Assemblies include any special coatings not included in assembly Categories C301001 through C301007, which are applied to interior wall surfaces.			
				C301099 OTHER WALL FINISHES	XX	XX	
				Assemblies include finishes to wall types not included above. These include, but are not limited to, different types of shielding and the work and materials associated with each.			
				C3020 FLOOR FINISHES	SF	M2	Area of finished floors
				All flooring and floor finishes applied to interior floors.			
				C302001 TILE FLOOR FINISHES	SF	M2	Area of tile floors
				Assemblies include ceramic, quarry, and other non-resilient tile floors.			
				C302002 TERRAZZO FLOOR FINISHES	SF	M2	Area of terrazzo floors
				Assemblies include terrazzo floors.			
				C302003 WOOD FLOORING	SF	M2	Area of wood floors
				Assemblies include wood floors.			
				C302004 RESILIENT FLOOR FINISHES	SF	M2	Area of resilient floors
				Assemblies include resilient floors.			
				C302005 CARPETING	SF	M2	Area of carpeting
				C302006 MASONRY AND STONE FLOORING	SF	M2	Area of masonry or stone flooring
				Assemblies include masonry and stone flooring.			
				C302007 PAINTING AND STAINING FLOORS	SF	M2	Area of painted or stained flooring
				Assemblies include painted and stained floor surfaces.			
				C302008 WALL BASE FINISHES	LF	M	Length of wall base
				Assemblies include wall base, consisting of various materials such as vinyl, ceramic tile, etc.			
				C302009 FLOOR TOPPINGS AND TRAFFIC MEMBRANES	SF	M2	Area of coverage
				C302010 HARDENERS AND SEALERS	SF	M2	Area of coverage
				C302099 OTHER FLOORING AND FLOOR FINISHES	XX	XX	
				Assemblies include floor finishes not described by the assembly categories listed above, such as conductive, armored, etc.			
				C3030 CEILING FINISHES	SF	M2	Area of ceilings
				All ceilings and ceiling finishes for interior applications.			
				C303001 EXPOSED CONCRETE FINISHES	SF	M2	Area of exposed concrete finish
				Assemblies include concrete finishes applied to interior ceilings. This assembly does not include items that directly apply to ceiling finishes covered elsewhere in this subsystem.			
				C303002 PLASTER CEILING FINISHES	SF	M2	Area of plaster ceiling finish
				Assemblies include plaster or stucco finishes applied to interior ceilings. Lath and associated work would apply to this assembly. This assembly does not include items that directly apply to ceiling finishes covered elsewhere in this subsystem.			
				C303003 GYPSUM WALLBOARD CEILING FINISHES	SF	M2	Area of gypsum ceilings
				Assemblies include gypsum wallboard applied to interior ceilings. Furring strips or channels are included in this assembly if they are applied directly to the ceiling surface. If the gypsum board is applied to a suspended ceiling system, the suspended system would be in Assembly Category C303007. This assembly does not include items that directly apply to ceiling finishes covered elsewhere in this subsystem.			
				C303004 ACOUSTICAL CEILING TILES AND PANELS	SF	M2	Area of acoustical ceilings
				Assemblies include acoustical ceiling tiles and panels. The suspension system, if required, is in Assembly Category C303007. This assembly does not include items that directly apply to ceiling finishes covered elsewhere in this subsystem.			
				C303005 WOOD CEILINGS	SF	M2	Area of wood ceilings
				Assemblies include wood ceilings. Different types of wood ceilings should be separated into different assemblies. If the wood ceiling is applied to a suspended ceiling system, the suspended system would be in Assembly Category C303007. This assembly does not include items that directly apply to ceiling finishes covered elsewhere in this subsystem.			
				C303006 PAINTING AND STAINING CEILINGS	SF	M2	Area of painted or stained ceilings
				Assemblies include painted and stained finished interior ceiling surfaces.			
				C303007 SUSPENSIONS SYSTEMS	SF	M2	Area of suspension system
				This assembly includes any suspension system which is suspended or hung from the structure for the purpose of fastening a ceiling.			
				C303008 METAL STRIP CEILINGS	SF	M2	Area of metal ceiling

TABLE X1.1 *Continued*

Level 1	Level 2	Level 3	Level 4	Definition	E UOM	M UOM	Quantity Definition
				Assemblies include all metal strip materials applied to ceilings.			
				C303099 OTHER CEILING AND CEILING FINISHES	XX	XX	
				Special ceilings and ceiling finishes not described by the assembly categories listed above.			
				D SERVICES	EA	EA	Number of services
				Includes all methods of conveying, plumbing, HVAC, fire protection, and electrical.			
				D10 CONVEYING	STY	STY	Number of stories
				This system includes elevators, escalators, pneumatic tube systems, conveyors, chutes, etc. Foundations for these systems are included in System A, Substructure.			
				D1010 ELEVATORS AND LIFTS	STP	STP	Number of stops
				Includes passenger elevators and freight elevators.			
				D101001 GENERAL CONSTRUCTION ITEMS	EA	EA	Number of items
				Includes construction work, other than conveying system work, which must be performed in conjunction with this type of work to complete the system.			
				D101002 PASSENGER ELEVATORS	STP	STP	Number of stops
				The unit measure at the assembly level is each stop.			
				D101003 FREIGHT ELEVATORS	STP	STP	Number of stops
				The unit measure at the assembly level is each stop.			
				D101004 WHEELCHAIR LIFT	STP	STP	Number of stops
				Pre-manufactured lift to gain wheelchair access.			
				D101099 OTHER ELEVATORS	XX	XX	
				This includes elevators not described by the assembly categories listed above, such as people lifts.			
				D1020 ESCALATORS AND MOVING WALKS	LF	M	Length of stairs or walks
				The length of stair or walk is calculated by the length of moving stair or walk plus lift (vertical floor to floor).			
				D102001 MOVING STAIRS	LF	M	Length of stairs
				D102002 MOVING WALKS	LF	M	Length of walks
				D102099 OTHER MOVING STAIRS AND WALKS	XX	XX	
				Moving stairs or walks not described by the assembly categories listed above.			
				D1090 OTHER CONVEYING SYSTEMS	EA	EA	Number of systems
				Other conveying systems includes pneumatic tube systems, conveyor belts, chutes, and transportation systems.			
				D109001 PNEUMATIC TUBE SYSTEMS	EA	EA	Number of systems
				D109002 CONVEYORS	EA	EA	Number of material handling systems
				D109003 LINEN, TRASH, AND MAIL CHUTES	LF	M	Length of chutes
				D109004 TURNTABLES	EA	EA	Number of turntables
				D109005 OPERABLE SCAFFOLDING	SF	M2	Area of scaffolding
				D109006 TRANSPORTATION SYSTEMS	EA	EA	Number of systems
				This assembly includes baggage handling and aircraft loading systems.			
				D109007 OVERHEAD CRANES	EA	EA	Number of overhead cranes
				D109099 OTHER MATERIAL HANDLING SYSTEMS	XX	XX	
				Material or handling systems not described by the assembly categories			
				D20 PLUMBING	EA	EA	Number of fixtures
				The plumbing system's primary function is the transfer of liquids and gases. This system includes all water supply and waste items within the building.			
				D2010 PLUMBING FIXTURES	EA	EA	Number of fixtures
				All terminal devices on the domestic plumbing system which have water supplied to the fixture. Hot water heaters, hose bibbs, and special equipment are not counted as a fixture.			
				D201001 WATERCLOSETS	EA	EA	Number of fixtures
				D201002 URINALS	EA	EA	Number of fixtures
				D201003 LAVATORIES	EA	EA	Number of fixtures
				D201004 SINKS	EA	EA	Number of fixtures
				D201005 SHOWERS/TUBS	EA	EA	Number of fixtures
				D201006 DRINKING FOUNTAINS AND COOLERS	EA	EA	Number of fixtures
				D201007 BIDETS	EA	EA	Number of fixtures
				D201099 EMERGENCY FIXTURES	XX	XX	
				Emergency fixtures not described by the assembly categories listed above.			
				D2020 DOMESTIC WATER DISTRIBUTION	EA	EA	Number of fixtures
				This system provides for human health and comfort. The water supply needed is determined by the number of fixtures attached. Hot water heaters, hose bibbs, and special equipment are not counted as a fixture.			
				D202001 PIPES AND FITTINGS	EA	EA	Number of fixtures

TABLE X1.1 *Continued*

Level 1	Level 2	Level 3	Level 4	Definition	E UOM	M UOM	Quantity Definition
				Assemblies include all pipe, fittings, and associated work with regard to domestic water supply. The unit of measure at the assembly level is number of fixtures.			
				D202002 VALVES AND HYDRANTS	EA	EA	Number of valves and hydrants
				Assemblies include all valves and hydrants. Hose bibbs are included in this assembly. The unit of measure at the assembly level is number of valves and hydrants.			
				D202003 DOMESTIC WATER EQUIPMENT	EA	EA	Number of fixtures
				This assembly includes equipment associated with the domestic water supply, including fittings, and specialties required for hook-up. Assemblies include hot water heaters, water treatment plant, that is, water softeners, filters, distillers, etc.; pumps directly associated with domestic water supply; and tanks for the potable hot or cold water system. The unit of measure at the assembly level is pieces of equipment.			
				D202004 INSULATION AND IDENTIFICATION	EA	EA	Number of fixtures
				Assemblies include insulation used in association with domestic water supply. The unit of measure at the assembly level is number of fixtures.			
				D202005 SPECIALTIES	EA	EA	Pieces of equipment
				Any other special items associated with domestic water supply. All associated work items, including pipes, fittings, valves, insulation, and hookup should be included in this assembly. The unit of measure at the assembly level is pieces of special equipment.			
				D202099 OTHER DOMESTIC WATER SUPPLY	XX	XX	
				Domestic water supply not described by the assembly categories listed above.			
				D2030 SANITARY WASTE	EA	EA	Number of fixtures
				This system provides for human health and comfort. Fixtures include all terminal devices which have a water supply (except water supply equipment and specialties), and also devices that transfer fluids into the sanitary waste system that do not have a water supply. Floor drains (not drain hubs) are included as a sanitary waste fixture.			
				D203001 WASTE PIPE AND FITTINGS	EA	EA	Number of fixtures
				Assemblies include all pipe, fittings, and associated work with regard to sanitary waste pipe and fittings. The unit of measure at the assembly level is number of fixtures.			
				D203002 VENT PIPE AND FITTINGS	EA	EA	Number of fixtures
				Assemblies include all pipe, fittings, and associated work with regard to sanitary vent pipe and fittings. The unit of measure at the assembly level is number of fixtures.			
				D203003 FLOOR DRAINS	EA	EA	Number of floor drains
				Assemblies include all floor drains. Hub drains are considered to be pipe and are not included in this category. The unit of measure at the assembly level is number of drains.			
				D203004 SANITARY AND VENT EQUIPMENT	EA	EA	Number of fixtures
				This is equipment associated with the sanitary waste system, including fittings and specialties required for hook-up. Assemblies include waste treatment equipment, that is, sluice gates, incinerators, etc.; pumps for sewage injection; and holding tanks for the domestic water system. The unit of measure at the assembly level is pieces of equipment.			
				D203005 INSULATION AND IDENTIFICATION	EA	EA	Number of fixtures
				Assemblies include insulation used in association with sanitary waste and vent system. The unit of measure at the assembly level is number of fixtures.			
				D203099 OTHER SANITARY WASTE	XX	XX	
				Sanitary waste and vent not described by the assembly categories listed above.			
				D2040 RAIN WATER DRAINAGE	SF	M2	Area of roof
				Roof drainage system. Gutter and downspouts are not included in this subsystem.			
				D204001 PIPE AND FITTINGS	LF	M	Length of pipe
				Assemblies include pipe and fittings from the roof drains to the discharge points, including supports and other associated work.			
				D204002 ROOF DRAINS	EA	EA	Number of roof drains
				Assemblies include roof drains. The unit of measure at the assembly level is number of drains.			
				D204003 RAINWATER DRAINAGE EQUIPMENT	EA	EA	Pieces of equipment
				This is equipment associated with the rain water drainage, including fittings and specialties required for hook-up. Assemblies include pumps and other associated items for drainage of rain water.			

TABLE X1.1 *Continued*

Level 1	Level 2	Level 3	Level 4	Definition	E UOM	M UOM	Quantity Definition
				D204004 INSULATION AND IDENTIFICATION	LF	M	Length of pipe insulation
				Assemblies include insulation used in association with rain water drainage system.			
				D204099 OTHER RAIN WATER DRAINAGE SYSTEM	XX	XX	
				Rain water drainage system not described by the assembly categories			
				D2090 OTHER PLUMBING SYSTEMS	EA	EA	Number of special fixtures, etc.
				This subsystem includes all special plumbing systems which are not included in Systems D2010 through D2040.			
				D209001 SPECIAL PIPING SYSTEMS	EA	EA	Number of special fixtures, interceptors, etc.
				Assemblies include all special pipe and fittings, excluding acid waste pipe and work with regard to special pipe. Medical gas and vacuum fittings, and associated systems piping are included in this category. The unit of measure at the assembly level is the number of special fixtures, interceptors, outlets, or systems.			
				D209002 ACID WASTE SYSTEMS	EA	EA	Number of special fixtures, interceptors, etc.
				Assemblies include all pipe, fittings, special acid waste equipment, and other associated work items with regard to acid waste systems. The unit of measure at the assembly level is the number of special fixtures, interceptors, outlets, or systems.			
				D209003 INTERCEPTORS	EA	EA	Number of interceptors
				Assemblies include all interceptors. The unit of measure at the assembly level is number of interceptors.			
				D209004 POOL PIPING AND EQUIPMENT	GPM	M3/S	Gallons per minute
				Assemblies include pumps and associated equipment with pools, including specialties required for hook-up. The unit of measure at the assembly level is each.			
				D209005 COMPRESSED AIR SYSTEM (NON-BREATHING)	PS I	KG/M2	Pounds per square inch
				D209099 OTHER SPECIAL PLUMBING SYSTEMS	XX	XX	
				This system includes special plumbing systems not described by the assembly categories listed above, such as fountain piping systems and devices.			
	D30	HVAC			MBH	KW	Power
				This system includes all equipment, distribution systems, controls, and energy supply systems required by the heating, ventilating, and air conditioning system.			
				D3010 ENERGY SUPPLY	MBH	KW	Power
				The energy input to the facility (other than electrical) in the form of fuels or hot and cold water distributed from a central base facility. Energy received from wind or solar power is included in this subsystem.			
				D301001 OIL SUPPLY SYSTEM	MBH	KW	Power
				Assemblies include storage equipment, transfer equipment, and distribution piping. The unit of measure at the assembly level is each system.			
				D301002 GAS SUPPLY SYSTEM	MBH	KW	Power
				This category includes both natural gas and LPG. Assemblies include metering and regulation equipment, storage equipment, transfer equipment, and distribution piping. The unit of measure at the assembly level is each system.			
				D301003 COAL SUPPLY SYSTEM	MBH	KW	Power
				This category includes storage equipment, transfer equipment, processing equipment, and distribution piping. The unit of measure at the assembly level is each system.			
				D301004 STEAM SUPPLY SYSTEM (FROM CENTRAL PLANT)	MBH	KW	Power
				Assemblies include meters, valves, heat exchangers, fittings, and specialties required for hook-up and distribution piping, including supports, sleeves, and insulation. The unit of measure at the assembly level is each system.			
				D301005 HOT WATER SUPPLY SYSTEM (FROM CENTRAL PLANT)	MBH	KW	Power
				Assemblies include meters, valves, heat exchangers, fittings, and specialties required for hook-up and distribution piping, including supports, sleeves, and insulation. The unit of measure at the assembly level is each system.			
				D301006 SOLAR ENERGY SUPPLY SYSTEMS	MBH	KW	Power
				Assemblies include collector panels, heat exchangers, storage tanks, pumps, etc., including pipe and fittings required for hook-up. The unit of measure at the assembly level is each system.			
				D301007 WIND ENERGY SUPPLY SYSTEM	MBH	KW	Power
				Wind is used to turn a generator which generates electricity. This energy is either stored in a battery or used to generate hot water in an electric boiler. Assemblies would include the required devices to make this a total electromechanical system. The unit of measure at the assembly level is each system.			
				D301099 OTHER ENERGY SUPPLY	XX	XX	



TABLE X1.1 Continued

Level 1	Level 2	Level 3	Level 4	Definition	E UOM	M UOM	Quantity	Definition
				Energy supply not described by the assembly categories listed above.				
				D3020 HEAT GENERATING SYSTEMS	MBH	KW	Power	
				This subsystem includes steam, hot water, furnace, and unit heater systems. Fuels include coal, oil, gas, and electric unless otherwise noted.				
				D302001 STEAM BOILERS	MBH	KW	Power	
				Assemblies include boilers, expansion tanks, chemical feeders, air separators, pumps, heat exchangers, boiler feed units, etc. This assembly would also include fittings and specialties and the flue stack. The unit of measure at the assembly level is each system.				
				D302002 HOT WATER BOILERS	MBH	KW	Power	
				Assemblies include boilers, expansion tanks, chemical feeders, air separators, pumps, heat exchangers, boiler feed units, etc. This assembly would also include fittings and specialties and the flue stack. The unit of measure at the assembly level is each system.				
				D302003 FURNACES	MBH	KW	Power	
				This is a system that heats air. Assemblies would include furnace and necessary fittings and specialties required for hook-up, including flue and stack. The unit of measure at the assembly level is each.				
				D302004 FUEL-FIRED UNIT HEATERS	MBH	KW	Power	
				Assemblies would include unit heaters and the energy supply system hookup (other than electrical), including all necessary pipe, fittings, and specialties required for hook-up. Flue and stack, if required, are included in this assembly. The unit of measure at the assembly level is each.				
				D302005 AUXILIARY EQUIPMENT	MBH	KW	Power	
				Assemblies would include any other equipment associated with heat generating systems. The unit of measure at the assembly level is each.				
				D302006 EQUIPMENT THERMAL INSULATION	SF	M2	Area of insulation	
				Assemblies would include insulation of any component in this subsystem. The unit of measure at the assembly level is each.				
				D302099 OTHER HEAT GENERATING SYSTEMS	XX	XX		
				Heat generating systems not described in the assembly categories listed				
				D3030 COOLING GENERATING SYSTEMS	TON	KW	Total power of cooling capacity	
				Cooling generating equipment of the absorption, centrifugal, reciprocating, and direct expansion types.				
				D303001 CHILLED WATER SYSTEMS	TON	KW	Power	
				Assemblies include condensers, compressors, chillers, pumps, cooling towers, etc., including fittings and specialties required for hook-up. The unit of measure at the assembly level is each.				
				D303002 DIRECT EXPANSION SYSTEMS	TON	KW	Power	
				Assemblies include condensers, compressors, heat pumps, and refrigerant piping. The unit of measure at the assembly level is each.				
				D303099 OTHER COOLING GENERATING SYSTEMS	XX	XX		
				Cooling generating systems not described by the assembly categories				
				D3040 DISTRIBUTION SYSTEMS	MBH	KW	Power	
				This includes systems that distribute heated and cooled air, ventilating and exhaust air, hot and chilled water, steam, and glycol heating.				
				D304001 AIR DISTRIBUTION, HEATING, AND COOLING	CF/M	L/S	Volume of air flow	
				Assemblies include heating coils, cooling coils, and fittings and specialties required for water hook-up. This assembly also includes duct heaters, filters, humidifiers, supply and return ductwork, dampers, fire dampers, supply and return grilles, registers and diffusers, turning vanes, sound traps, and all associated insulation. The unit of measure at the assembly level is CF/M.				
				D304002 STEAM DISTRIBUTION SYSTEMS	MBH	KW	Power	
				Assemblies include pipe and fittings, supports, wall and floor sleeves, and pipe insulation. The unit of measure at the assembly level is MBH.				
				D304003 HOT WATER DISTRIBUTION SYSTEMS	MBH	KW	Power	
				Assemblies include pipe and fittings, supports, wall and floor sleeves, and pipe insulation. The unit of measure at the assembly level is MBH.				
				D304004 CHANGE OVER DISTRIBUTION SYSTEMS	MBH	KW	Power	
				D304005 GLYCOL DISTRIBUTION SYSTEMS	MBH	KW	Power	

TABLE X1.1 *Continued*

Level 1	Level 2	Level 3	Level 4	Definition	E UOM	M UOM	Quantity	Definition
				Assemblies include pipe and fittings, supports, wall and floor sleeves, and pipe insulation. The unit of measure at the assembly level is MBH.				
				D304006 CHILLED WATER DISTRIBUTION SYSTEMS	TON	KW	Power	
				Assemblies include pipe and fittings, supports, wall and floor sleeves, and pipe insulation. The unit of measure at the assembly level is tons.				
				D304007 EXHAUST SYSTEMS	CF/M	L/S	Volume of air flow	
				Assemblies include ductwork grilles, registers, diffusers, fans, and all associated work. The unit of measure at the assembly level is each system.				
				D304008 AIR HANDLING UNITS	CF/M	L/S	Volume of air flow	
				D304099 OTHER DISTRIBUTION SYSTEMS	XX	XX		
				Distribution systems not described by the assembly categories listed above.				
				D3050 TERMINAL AND PACKAGE UNITS	MBH	KW	Power	
				This category includes self-contained heating and cooling units.				
				D305001 UNIT VENTILATORS	EA	EA	Number of units	
				Assemblies include the complete terminal unit and wall sleeve with all controls.				
				D305002 UNIT HEATERS	EA	EA	Number of units	
				Assemblies include the complete terminal unit and wall sleeve with all controls.				
				D305003 FAN COIL UNITS	EA	EA	Number of units	
				Assemblies include the complete terminal unit and wall sleeve with all controls.				
				D305004 FIN TUBE RADIATION	EA	EA	Number of units	
				Assemblies include the complete terminal unit and wall sleeve with all controls.				
				D305005 ELECTRIC HEATING	EA	EA	Number of units	
				Assemblies include the complete terminal unit and wall sleeve with all controls.				
				D305006 PACKAGE UNITS	EA	EA	Number of units	
				Assemblies include complete package units, with integral roof top curbs and all associated devices. A heating system can be selected from hot water, steam coil, or gas furnace and can be a single or multi-zone system. The unit of measure at the assembly level is each.				
				D305099 OTHER TERMINAL AND PACKAGE UNITS	XX	XX		
				Terminal and package units not described by the assembly categories listed above.				
				D3060 CONTROLS AND INSTRUMENTATION	MBH	KW	Power	
				Includes devices such as thermostats, timers, sensors, control valves, etc., necessary to operate the system as designed.				
				D306001 HVAC CONTROLS	EA	EA	Power	
				Includes devices such as thermostats, timers, sensors, control valves, etc., necessary to operate the total system. The unit of measure at the assembly level is each system.				
				D306002 ELECTRONIC CONTROLS	EA	EA	Number of devices	
				D306003 PNEUMATIC CONTROLS	EA	EA	Number of devices	
				Assemblies includes ball and butterfly valves, actuators, high pressure chokes, valve positioners, sensors, regulators, etc.				
				D306004 INSTRUMENT AIR COMPRESSORS	EA	EA	Number of compressors	
				Assemblies include air compressors, dryers, and distribution tubing, (only used with pneumatic control systems). The unit of measure at the assembly level is each.				
				D306005 GAS PURGING SYSTEMS	EA	EA	Number of systems	
				Assemblies include the removal of contaminated or unwanted gases from a structure or pipe.				
				D306099 OTHER CONTROLS INSTRUMENTATION	XX	XX		
				Controls and instrumentation not described by the assembly categories listed above.				
				D3070 SYSTEMS TESTING AND BALANCING	MBH	KW	Power	
				This includes operation of all systems to determine capacity and adjustment of water flow in chilled water and hot water systems, air flow of air handling units, supply and exhaust fans, and supply and return, and exhaust registers.				
				D307001 WATER SIDE TESTING AND BALANCING—HEATING AND COOLING	EA	EA	Number of devices	
				Includes operating and testing of pumps, setting of all control valves, and determining system capacity. The unit of measure at the assembly level is each device, that is, boiler, chiller, fan coil, and unit heater.				

TABLE X1.1 *Continued*

Level 1	Level 2	Level 3	Level 4	Definition	E UOM	M UOM	Quantity Definition
				D307002 AIR SIDE TESTING AND BALANCING—HEATING, COOLING, AND EXHAUST	EA	EA	Number of devices
				Includes operating and testing of all air handling devices, adjusting of all fans to set rate of air flow, setting all fan motors at desired operation, setting of air flow at all registers, grilles, diffusers, and louvers to deliver design CFM, and testing and calibrating of thermostats to achieve desired space temperature. The unit of measure at the assembly level is each device.			
				D307003 HVAC COMMISSIONING	LS	LS	Lump sum
				Final testing of operational system.			
				D307099 OTHER SYSTEMS TESTING AND BALANCING	XX	XX	
				Systems testing and balancing not described by the assembly categories listed above.			
				D3090 OTHER HVAC SYSTEMS AND EQUIPMENT	EA	EA	Number of special mechanical systems
				This subsystem includes special mechanical systems that are not normally included as part of standard HVAC systems.			
				D309001 GENERAL CONSTRUCTION ITEMS	SF	M2	Area of special system
				Includes construction work other than mechanical which must be performed in conjunction with the special mechanical system to make the system complete.			
				D309002 REFRIGERATION SYSTEMS	TON	KW	Power
				Includes equipment for refrigeration in a cold storage facility. Both low and medium temperature equipment are included. Assemblies include: condensing and compressor units, evaporator blowers, refrigerant piping, and specialties, heat recovery systems (liquid or gas), heat recovery distribution systems (liquid or gas), and system testing and balancing.			
				D309099 OTHER SPECIAL MECHANICAL SYSTEMS	XX	XX	
				Any other mechanical system not defined in other categories. Assemblies would include special systems and special devices. The unit of measure at the assembly level is each system or device.			
				D40 FIRE PROTECTION	SF	M2	Gross floor area
				This system includes standard and special fire protection systems. Fire alarm systems are included in D503001.			
				D4010 SPRINKLERS	EA	EA	Number of sprinkler heads
				This subsystem includes the water supply equipment and related piping from the equipment to the sprinkler head.			
				D401001 SPRINKLERS AND RELEASING DEVICES	EA	EA	Number of sprinkler heads
				The fixture, device, or sprinkler head that releases the water to suppress the fire. The unit of measure at the assembly level is each sprinkler head.			
				D401002 SPRINKLER WATER SUPPLY EQUIPMENT AND PIPING	EA	EA	Number of sprinkler heads
				Assemblies include alarm valves, flow control valves, pipe and fittings from equipment to sprinkler heads, including all supports and wall or floor sleeves. All equipment including tanks, pumps, and other associated equipment, fittings, and specialties required for hook-up are in this assembly. The unit of measure at the assembly level is each sprinkler head.			
				D4020 STANDPIPE SYSTEMS	EA	EA	Number of sprinkler heads
				This subsystem includes the complete standpipe system.			
				D402001 STANDPIPE EQUIPMENT AND PIPING	EA	EA	Number of sprinkler heads
				Assemblies include standpipe risers and all other piping, fittings, and supports associated with this category. Siamese connections, roof manifolds, cabinets, hoses, racks, and other fire department connections are included in this assembly. All equipment including pumps, tanks, etc., with all required fittings and specialties for hook-up are included in this assembly.			
				D4030 FIRE PROTECTION SPECIALTIES	EA	EA	Number of extinguishers
				This subsystem includes fire extinguishing devices.			
				D403001 FIRE EXTINGUISHING DEVICES	EA	EA	Number of extinguishers
				Assemblies include all types of fire extinguishers, that is, water, dry chemical, carbon dioxide, soda acid, etc. The brackets, sleeves, and supporting devices are included in this assembly.			
				D4090 OTHER FIRE PROTECTION SYSTEMS	EA	EA	Each system
				Requirements for all other suppression systems. Water based systems (for example, foam systems) specified from water supply onwards, complete specification for gas systems, incidental systems such as kitchen hood systems.			
				D409001 CARBON DIOXIDE SYSTEMS	EA	EA	Number of systems
				D409002 FOAM GENERATING EQUIPMENT	EA	EA	Pieces of equipment
				D409003 CLEAN AGENT SYSTEMS	EA	EA	Number of systems
				D409005 HOOD AND DUCT FIRE PROTECTION	EA	EA	Pieces of equipment
				D409099 OTHER SPECIAL FIRE PROTECTION SYSTEMS	XX	XX	

TABLE X1.1 *Continued*

Level 1	Level 2	Level 3	Level 4	Definition	E UOM	M UOM	Quantity	Definition
				Assemblies includes other fire protection systems such as halon systems, exhaust hood systems, and special chemical suppression systems.				
	D50	ELECTRICAL		This system is defined by the electric current used or regarded as a source of power.	KVA	KVA	Rated Capacity	
	D5010	ELECTRICAL SERVICE AND DISTRIBUTION		This subsystem provides for all electrical devices that are required to deliver the main source of power to the facility and to distribute this power to subpanels.	KVA	KVA	Rated Capacity	
	D501001	MAIN TRANSFORMERS		Overhead or underground transformers used for primary electrical service. Assemblies include transformers, pad, trenching, and backfill.	KVA	KVA	Rated Capacity	
	D501002	SECONDARY		Transformers fed from protection equipment on the building side of primary transformer. Assemblies include transformers, conduit, conduit support, and wire.	KVA	KVA	Rated Capacity	
	D501003	MAIN SWITCHBOARDS		This includes the protection equipment and metering devices for main distribution. Assemblies include main distribution panel, breaker, fuses, and meters.	KVA	KVA	Rated Capacity	
	D501004	INTERIOR DISTRIBUTION TRANSFORMERS		This includes the interior step-down or back boost transformers.	KVA	KVA	Rated Capacity	
	D501005	PANELS		Branch circuit panelboards. Assemblies include panelboards, breakers, conduit, and wire.	AMP	AMP	Rated Capacity	
	D501006	ENCLOSED CIRCUIT BREAKERS		Over-current protection device enclosed in its own housing. Assemblies include enclosed circuit breaker, conduit, and wire.	AMP	AMP	Rated Capacity	
	D501007	MOTOR CONTROL CENTERS		This is a cabinet in which motor starters and operation devices are contained. Assemblies include the motor control center cabinet, motor starters, contacts, switches, conduit, wire, and all associated items.	AMP	AMP	Rated Capacity	
	D501099	OTHER SERVICE AND DISTRIBUTION		Service and distribution not described by the assembly categories listed above.	XX	XX		
	D5020	LIGHTING AND BRANCH WIRING		Lighting systems including light fixtures and devices, that is, switches, receptacles, and equipment connections.	SF	M2	Floor area	
	D502001	BRANCH WIRING		This assembly includes switches, receptacles, equipment connections, conduit, and wire.	SF	M2	Floor area	
	D502002	LIGHTING EQUIPMENT		This assembly includes fixtures, conduit, wire, and switching devices.	SF	M2	Floor area	
	D502099	OTHER LIGHTING AND BRANCH WIRING		Lighting and branch wiring not described by the assembly categories listed	XX	XX		
	D5030	COMMUNICATIONS AND SECURITY		This subsystem includes provisions for communication devices and alarm protection systems.	SF	M2	Floor area	
	D503001	FIRE ALARM SYSTEMS		Assemblies include wire, conduit, conduit support or fastening systems, fire alarm devices, fire detection devices, safety switches, all electrical connections, and other associated items.	EA	EA	Number of outlets	
	D503002	TELECOMMUNICATIONS SYSTEMS		This system would include central switchboards, telephone sets, underground ducts, and manholes. Assemblies include wire, conduit, backboards, cabinets, outlets, and power supply connections.	EA	EA	Number of outlets	
	D503003	NURSE CALL SYSTEMS		Assemblies include wire, conduit, speakers, monitoring devices, amplifiers, switches, power system tie-in devices, and detection devices.	EA	EA	Number of outlets	
	D503004	PUBLIC ADDRESS SYSTEMS		Assemblies include wire, conduit, speakers, monitoring devices, amplifiers, switches, power system tie-in devices, and detection devices.	SF	M2	Floor area	
	D503005	INTERCOMMUNICATIONS SYSTEMS		Assemblies include wire, conduit, speakers, monitoring devices, amplifiers, switches, power system tie-in devices, and detection devices.	SF	M2	Floor area	

TABLE X1.1 *Continued*

Level 1	Level 2	Level 3	Level 4	Definition	E UOM	M UOM	Quantity Definition
				D503006 CLOCK AND PROGRAM SYSTEMS	EA	EA	Number of clocks
				Assemblies include wire, conduit, power systems tie-in, safety switches, control panels, battery back-up devices, clocks and outlets.			
				D503007 TELEVISION SYSTEMS	EA	EA	Number of outlets
				Assemblies include wire, conduit, grounding amplifiers, receivers, video equipment, and outlets grouped according to use.			
				D503008 SECURITY SYSTEMS	EA	EA	Number of system control panels
				Assemblies include wire, conduit, conduit support or fastening systems, security alarm devices, all electrical connections, and other associated items. Intrusion Detection Systems (IDS) are included in this category.			
				D503099 OTHER COMMUNICATIONS AND ALARM SYSTEMS	XX	XX	
				Communication and alarm systems not described by the assembly categories listed above.			
				D5090 OTHER ELECTRICAL SERVICES	SF	M2	Gross Floor area
				Systems not described in System D5030, Communications and Security.			
				D509001 GENERAL CONSTRUCTION ITEMS (ELECTRICAL)	SF	M2	Gross Floor area
				Includes construction other than electrical which must be performed in conjunction with the special electrical system to make the system complete.			
				D509002 EMERGENCY LIGHTING AND POWER	SF	M2	Gross Floor area
				Assemblies include fixtures, motors used for power generation, connection and testing, transfer switches, conduit, wire, battery chargers, batteries, and solar panels.			
				D509003 GROUNDING SYSTEMS	EA	EA	Number of systems
				This assembly includes grounding protection systems.			
				D509004 LIGHTNING PROTECTION	SF	M2	Gross Floor area
				Assemblies include lightning protection devices (air terminals, mounting devices), clamps, ground rods, cadwells, conductors, trenching, backfill, and any other items used to ground metal structural frames with conduit and wire.			
				D509005 ELECTRIC HEATING	SF	M2	Gross Floor area
				Items could include baseboard heaters and wall and ceiling heaters. Assemblies include safety switches, control devices, heaters, conduit, and wire.			
				D509006 ENERGY MANAGEMENT CONTROL SYSTEM	EA	EA	Number of systems
				Assemblies include wire, conduit, conduit support or fastening systems, sensor devices, and all electrical connections.			
				D509099 OTHER SPECIAL SYSTEMS AND DEVICES	XX	XX	
				Special systems and devices not described by the assembly categories			
E	EQUIPMENT AND FURNISHINGS				SF	M2	Gross Floor area
				The types of equipment included in this assembly consist of the following: commercial, institutional, and vehicular. The types of furnishings found here include artwork, window treatments, seating, furniture, rugs etc.			
	E10	EQUIPMENT			SF	M2	Gross Floor area
				This system refers to equipment not found in System C1030, Fittings.			
		E1010	COMMERCIAL EQUIPMENT		SF	M2	Gross Floor area
				This equipment is not likely to be used in every building type. System C1030, Fittings, includes those items likely to be found in every building type.			
				E101001 CHECKROOM EQUIPMENT	EA	EA	Number of coat hanging devices
				All associated work items including keys, tags, and storage cabinets would be included in this assembly.			
				E101002 REGISTRATION EQUIPMENT	EA	EA	Pieces of equipment
				E101003 VENDING EQUIPMENT	EA	EA	Pieces of equipment
				E101004 LAUNDRY EQUIPMENT	EA	EA	Pieces of equipment
				E101005 SECURITY AND VAULT EQUIPMENT	EA	EA	Pieces of equipment
				E101006 TELLER AND SERVICE EQUIPMENT	EA	EA	Pieces of equipment
				E101007 MERCANTILE EQUIPMENT	EA	EA	Pieces of equipment
				E101008 OFFICE EQUIPMENT	EA	EA	Pieces of equipment
		E1020	INSTITUTIONAL EQUIPMENT		SF	M2	Gross Floor area
				Institutional equipment includes items that are normally found in hospitals, laboratories, auditoriums, and libraries.			
				E102001 MISCELLANEOUS COMMON FIXED AND MOVEABLE EQUIPMENT	EA	EA	Pieces of equipment
				E102002 MEDICAL EQUIPMENT	EA	EA	Pieces of equipment
				E102003 LABORATORY EQUIPMENT	EA	EA	Pieces of equipment
				E102004 MORTUARY EQUIPMENT	EA	EA	Pieces of equipment

TABLE X1.1 *Continued*

Level 1	Level 2	Level 3	Level 4	Definition	E UOM	M UOM	Quantity Definition
				E102005 AUDITORIUM AND STAGE EQUIPMENT	EA	EA	Pieces of equipment
				E102006 LIBRARY EQUIPMENT	EA	EA	Pieces of equipment
				E102007 ECCLESIASTICAL EQUIPMENT	EA	EA	Pieces of equipment
				E102008 INSTRUMENTAL EQUIPMENT	EA	EA	Pieces of equipment
				E102009 AUDIO-VISUAL EQUIPMENT	EA	EA	Pieces of equipment
				E102010 DETENTION EQUIPMENT	EA	EA	Pieces of equipment
				E1030 VEHICULAR EQUIPMENT	EA	EA	Pieces of equipment
				Vehicular equipment includes for parking, loading docks, and warehouses.			
				E103001 PARKING CONTROL EQUIPMENT	EA	EA	Pieces of equipment
				E103002 LOADING DOCK EQUIPMENT	EA	EA	Number of docks
				E103003 WAREHOUSE EQUIPMENT	EA	EA	Pieces of equipment
				E1090 OTHER EQUIPMENT	SF	M2	Gross Floor area
				The type of equipment found in his category include items for maintenance, food service, and waste handling.			
				E109001 BUILT-IN MAINTENANCE EQUIPMENT	SF	M2	Gross Floor area
				The unit of measure at the assembly level is each.			
				E109002 FOOD SERVICE EQUIPMENT	EA	EA	Seating capacity
				The unit of measure at the assembly level is the total set of equipment needed in the particular functional space area.			
				E109003 WASTE HANDLING EQUIPMENT	EA	EA	Pieces of equipment
				E109004 RESIDENTIAL EQUIPMENT	EA	EA	Pieces of equipment
				E109005 UNIT KITCHENS	EA	EA	Pieces of equipment
				E109006 DARKROOM EQUIPMENT	EA	EA	Pieces of equipment
				E109007 ATHLETIC, RECREATIONAL, AND THERAPEUTIC EQUIPMENT	EA	EA	Pieces of equipment
				E109008 PLANETARIUM EQUIPMENT	EA	EA	Pieces of equipment
				E109009 OBSERVATORY EQUIPMENT	EA	EA	Pieces of equipment
				E109010 AGRICULTURAL EQUIPMENT	EA	EA	Pieces of equipment
				E109099 OTHER SPECIALIZED FIXED AND MOVEABLE EQUIPMENT	XX	XX	
				Specialized fixed and moveable equipment not described by the assembly categories listed above.			
				E20 FURNISHINGS	SF	M2	Gross Floor area
				The types of furnishings found here include artwork, window treatments, seating, furniture, rugs, etc.			
				E2010 FIXED FURNISHINGS	SF	M2	Gross Floor area
				The types of furnishings found here include artwork, window treatments, and seating.			
				E201001 FIXED ARTWORK	EA	EA	Pieces of art work
				E201002 WINDOW TREATMENTS	SF	M2	Area of window treatment
				E201003 SEATING (FIXED)	EA	EA	Number of seats
				E201004 FIXED FLOOR GRILLES AND MATS	EA	EA	Number of items
				E201005 FIXED INTERIOR LANDSCAPING	EA	EA	Number of items
				E201099 OTHER FIXED INTERIOR FURNISHINGS	XX	XX	
				E2020 MOVEABLE FURNISHINGS	SF	M2	Gross Floor area
				The types of furnishings found here include moveable artwork, furniture, rugs, etc.			
				E202001 MOVEABLE ART WORK	EA	EA	Pieces of art work
				E202002 MODULAR PREFABRICATED FURNITURE	SF	M2	Pieces of prefabricated furniture
				E202003 FREESTANDING FURNITURE	EA	EA	Pieces of furniture
				E202004 RUGS AND ACCESSORIES	EA	EA	Number of items
				Assemblies include rugs and accessories.			
				E202005 MOVEABLE MULTIPLE SEATING	EA	EA	Number of items
				E202006 MOVEABLE INTERIOR LANDSCAPING	EA	EA	Number of items
				E202099 OTHER MOVEABLE FURNISHINGS	XX	XX	
				F SPECIAL CONSTRUCTION AND DEMOLITION	LS	LS	Lump sum
				Special construction includes air-supported structures; pre-engineered structures; special purpose rooms; sound, vibration, and seismic construction; radiation protection; special security systems; aquatic facilities; ice rinks, site constructed incinerators; kennels and animal shelters; liquid and gas storage tanks; recording instrumentation; and building automation systems. Selective building demolition includes demolition of existing buildings, and site demolition.			
				F10 SPECIAL CONSTRUCTION	SF	M2	Gross Floor area
				Special construction includes air-supported structures; pre-engineered structures; special purpose rooms; sound, vibration, and seismic construction; radiation protection; special security systems; aquatic facilities; ice rinks, site constructed incinerators; kennels and animal shelters; liquid and gas storage tanks; recording instrumentation; and building automation systems.			
				F1010 SPECIAL STRUCTURES	SF	M2	Gross Floor area
				Special structures includes air-supported structures, and pre-engineered structures.			

TABLE X1.1 *Continued*

Level 1	Level 2	Level 3	Level 4	Definition	E UOM	M UOM	Quantity Definition
				F101001 METAL BUILDING SYSTEMS	SF	M2	Floor area of exterior building
				F101002 EXTERIOR UTILITY BUILDINGS	SF	M2	Floor area of exterior building
				F101003 AIR-SUPPORTED STRUCTURES	SF	M2	Floor area of exterior building
				F101099 OTHER SPECIAL CONSTRUCTION	XX	XX	
				F1020 INTEGRATED CONSTRUCTION	SF	M2	Floor area
				Integrated construction includes integrated assemblies and special purpose rooms.			
				F102001 SPECIAL PURPOSE ROOMS	SF	M2	Area of room
				F102002 INTEGRATED ASSEMBLIES	SF	M2	Area of room
				F102099 OTHER INTEGRATED CONSTRUCTION	XX	XX	
				F1030 SPECIAL CONSTRUCTION SYSTEMS	SF	M2	Area of room
				Special construction systems includes sound, vibration, and seismic construction; radiation protection; special security systems; and built-in place vaults.			
				F103001 VAULTS	SF	M2	Area of vault
				This is a built-in-place vault. Prefabricated safes are not included in this assembly. The unit of measure at the assembly level is each.			
				F103002 SOUND, VIBRATION, AND SEISMIC CONSTRUCTION	SF	M2	Area of room
				F103003 RADIATION PROTECTION	SF	M2	Area of room
				F103099 OTHER SPECIAL CONSTRUCTION SYSTEMS	XX	XX	
				F1040 SPECIAL FACILITIES	SF	M2	Area of room
				Special facilities includes aquatic facilities; ice rinks, site constructed incinerators; kennels and animal shelters; and liquid and gas storage tanks.			
				F104001 INTERIOR SWIMMING POOLS	SF	M2	Area of pool
				F104002 LIQUID AND GAS STORAGE TANKS	EA	EA	Number of storage tanks
				F104003 KENNELS AND ANIMAL SHELTERS	SF	M2	Area of kennel or animal shelter
				F104004 SITE CONSTRUCTED INCINERATORS	EA	EA	Number of incinerators
				F104005 ICE RINKS	SF	M2	Area of ice rink
				F104099 OTHER SPECIAL FACILITIES	XX	XX	
				F1050 SPECIAL CONTROLS AND INSTRUMENTATION	EA	EA	Number of systems
				Special controls and instrumentation includes recording instrumentation and building automation systems.			
				F105001 RECORDING INSTRUMENTATION	EA	EA	Number of instruments
				F105002 BUILDING AUTOMATION SYSTEMS	EA	EA	Number of systems
				F105099 OTHER SPECIAL CONTROLS AND INSTRUMENTATION	XX	XX	
				F20 SELECTIVE BUILDING DEMOLITION	LS	LS	Lump sum
				Selective building demolition includes demolition of existing buildings, site demolition, and hazardous components abatement.			
				F2010 BUILDING ELEMENTS DEMOLITION	LS	LS	Lump sum
				Selective building demolition includes demolition of existing buildings, and site demolition.			
				F201001 SUBSTRUCTURE AND SUPERSTRUCTURE	LS	LS	Lump sum
				F201002 EXTERIOR CLOSURE	LS	LS	Lump sum
				F201003 ROOFING	LS	LS	Lump sum
				F201004 INTERIOR CONSTRUCTION AND FINISHES	LS	LS	Lump sum
				F201005 CONVEYING SYSTEMS	LS	LS	Lump sum
				F201006 MECHANICAL SYSTEMS	LS	LS	Lump sum
				F201007 ELECTRICAL SYSTEMS	LS	LS	Lump sum
				F201008 EQUIPMENT AND FURNISHINGS	LS	LS	Lump sum
				F201099 OTHER NON-HAZARDOUS SELECTIVE BUILDING DEMOLITION	XX	XX	
				Non-hazardous selective building demolition not described by the assembly categories listed above.			
				F2020 HAZARDOUS COMPONENTS ABATEMENT	LS	LS	Lump sum
				Hazardous components abatement includes the removal or encapsulation of hazardous building materials and components.			
				F202001 SUBSTRUCTURE AND SUPERSTRUCTURE	LS	LS	Lump sum
				F202002 EXTERIOR CLOSURE	LS	LS	Lump sum
				F202003 ROOFING	LS	LS	Lump sum
				F202004 INTERIOR CONSTRUCTION AND FINISHES	LS	LS	Lump sum
				F202005 CONVEYING SYSTEMS	LS	LS	Lump sum
				F202006 MECHANICAL SYSTEMS	LS	LS	Lump sum
				F202007 ELECTRICAL SYSTEMS	LS	LS	Lump sum
				F202008 EQUIPMENT AND FURNISHINGS	LS	LS	Lump sum
				F202099 OTHER HAZARDOUS SELECTIVE BUILDING DEMOLITION	XX	XX	
				Hazardous selective building demolition not described by the assembly categories listed above.			
G	BUILDING SITEWORK				ACR	Hectare	Total area of site

TABLE X1.1 *Continued*

Level 1	Level 2	Level 3	Level 4	Definition	E UOM	M UOM	Quantity Definition
				Building sitework includes site preparations, site improvements, site civil/mechanical utilities, site electrical utilities, service and pedestrian tunnels, and other site construction, such as bridges, and railroad spurs.			
				G10 SITE PREPARATIONS	ACR	Hectare	Total area of site
				This system includes assemblies for miscellaneous sitework such as clearing and grubbing, demolition and relocation, various earthwork tasks, and other site preparation and cleanup requirements. Hazardous cleanup is not included but is the subject of another WBS.			
				G1010 SITE CLEARING	ACR	Hectare	Area to be cleared
				This covers the different assemblies and options available for clearing of a site, tree and stump removal, burning, grubbing, chipping, and load and haul assemblies for removal of the cleared material.			
				G101001 CLEARING	ACR	Hectare	Area to be cleared
				This is the removal of above ground vegetation including stumps. For a wet site, Low Ground Pressure (LGP) equipment is used.			
				G101002 TREE REMOVAL	EA	EA	Number of trees to be removed
				This is the selective removal of trees on the site. Various options exist for different sizes of trees to be removed.			
				G101003 STUMP REMOVAL	EA	EA	Number of stumps to be removed
				This is the selective removal of stumps on the site. Various options exist for different sizes of stumps to be removed.			
				G101004 CHIPPING	ACR	Hectare	Area of brush to chip
				Chipping is the process of cutting brush into small pieces. This process reduces the bulking factor of the debris or brush that is to be removed from the site. Assemblies exist for various brush densities.			
				G101005 GRUBBING	ACR	Hectare	Area to be grubbed
				Grubbing is the removal of sod and other topsoil that contains unsuitable organic material. Various equipment types and size choices are available. Wet grubbing utilizes Low Ground Pressure (LGP) equipment. Haul-off of grubbed material is also included.			
				G101006 SELECTIVE THINNING	ACR	Hectare	Area to be thinned
				This is the selective removal of trees and underbrush without requiring extensive clearing or grubbing of the site, or both.			
				G101007 DEBRIS DISPOSAL	CY	M3	Volume of material
				This is the disposal of the material that has been cleared and grubbed. Loading, hauling, and dump charges are included.			
				G101099 OTHER SITE CLEARING	XX	XX	
				Site clearing not described by the assembly categories listed above.			
				G1020 SITE DEMOLITION AND RELOCATIONS	SY	M2	Area to be demolished
				This includes the demolition or relocation, or both, of structures, pavements, fencing, and underground utilities. Disposal of debris or demolished material, including loading and hauling, is also included.			
				G102001 BUILDING MASS DEMOLITION	CF	M3	Interior volume of building
				This is the complete demolition of buildings or structures. Options include steel, concrete, masonry, and wood structures.			
				G102002 ABOVE GROUND SITE DEMOLITION	SY	M2	Area to be demolished
				This is the demolition of pavements, fencing, and other non-building structures on a site. Pavement include roads, sidewalks, driveways, and curbs. Fencing types include chain link, barbed wire, and wood.			
				G102003 UNDERGROUND SITE DEMOLITION	SY	M2	Area to be demolished
				This is the demolition of underground utilities such as piping, manholes, and other non-building underground structures. The unit of measure at the assembly level for piping is LF and for manholes is CY.			
				G102004 BUILDING RELOCATION	SF	M2	Area of building to be relocated
				This is the process of dismantling a structure, and reassembling it on a different site.			
				G102005 UTILITY RELOCATION	LF	M	Length of pipe run
				To remove and reset. This is the removal and relocation of underground utilities such as steel and concrete pipe.			
				G102006 FENCING RELOCATION	LF	M	Length of fencing
				G102007 SITE CLEANUP	SY	M2	Area of site to clean
				Covered in this assembly category are items for site and area cleanup and pavement sweeping. Disposal of the debris is also included.			
				G102099 OTHER SITE DEMOLITION AND RELOCATIONS	XX	XX	

TABLE X1.1 *Continued*

Level 1	Level 2	Level 3	Level 4	Definition	E UOM	M UOM	Quantity Definition
				Site demolition and relocation not described by the assembly categories			
				G1030 SITE EARTHWORK	CY	M3	Volume of material
				Included are assemblies and options for site work such as grading, excavation, filling, compaction, stabilization, etc.			
				G103001 GRADING	SY	M2	Area to be graded
				Grading is leveling or flattening of the site in preparation for landscaping or other site construction. Includes unlined stormwater collection ponds.			
				G103002 COMMON EXCAVATION	CY	M3	Volume of material to be excavated
				This is excavation for roads, sidewalks, curbs, and trenching for underground utilities. Excavation may be carried out by a variety of equipment sizes and types. Disposal of the excavated material is also included.			
				G103003 ROCK EXCAVATION	CY	M3	Volume of rock to be excavated
				This is excavation of rock by explosives. Different equipment selections and load and haul are included.			
				G103004 FILL AND BORROW	CY	M3	Volume of material to place
				This is filling or replacing the material that was removed during excavation. Either the excavated material may be used or soil and sand may be hauled in from off-site. Filling to basements and foundations is not included in the subsystem.			
				G103005 COMPACTION	CY	M3	Volume of material to compact
				Compaction is the process of packing the fill material once it is in place. This may be done by machine or hand. Assemblies exist for both hand and machine compaction of soil, sand, and the excavated material.			
				G103006 SOIL STABILIZATION	CY	M3	Volume of soil to stabilize
				This is stabilization of the soil-in-place by the addition of lime or cement.			
				G103007 SLOPE STABILIZATION	SY	M2	Area of slope
				This is stabilization of the soil-in-place through the use of rip rap, gabions, slope paving, or other forms of soil armoring.			
				G103008 SOIL TREATMENT	SY	M2	Area of soil to treat
				Treatment of soil prior to final construction for insect protection or other purposes.			
				G103009 SHORING	SF	M2	Area requiring shoring
				Shoring is the temporary support for existing structures or excavation during construction.			
				G103010 TEMPORARY DEWATERING	SF	M2	Area to dewater
				This is the dewatering of the site by wellpoints to lower the groundwater table. This will facilitate excavation in areas with high water tables.			
				G103011 TEMPORARY EROSION AND SEDIMENT CONTROL	SF	M2	Area to be protected
				Interim measures to minimize erosion during construction.			
				G103099 OTHER SITE EARTHWORK	XX	XX	
				Site earthwork not described by the assembly categories listed above.			
				G1040 HAZARDOUS WASTE REMEDIATION	CY	M3	Volume of contaminated soil
				Hazardous waste remediation removal and restoration of contaminated soil.			
				G104001 REMOVAL OF CONTAMINATED SOIL	CY	M3	Volume of contaminated soil
				G104002 SOIL RESTORATION AND TREATMENT	CY	M3	Volume of soil
				G104099 OTHER HAZARDOUS WASTE REMEDIATION	XX	XX	
				Hazardous waste remediation not described by the assembly categories listed above.			
				G20 SITE IMPROVEMENTS	LS	LS	Lump sum
				This includes improvements such as parking lots, sidewalks, roadways, fencing, retaining walls, and landscaping.			
				G2010 ROADWAYS	SY	M2	Area of roadway
				This subsystem includes options for access, arterial, or interstate roadways. A variety of pavement types and thickness are available.			
				G201001 BASES AND SUBBASES	SY	M2	Area of roadway
				These are the compacted and prepared gravel or soil layers that are placed prior to the installation of the final surface. The subbase is placed and compacted before the base layer is applied.			
				G201002 CURBS AND GUTTERS	LF	M	Length of drainage pipe
				This is the drainage system for the selected roadway type. Options include curb and gutter drains or area drains with grates.			
				G201003 PAVED SURFACES	SY	M2	Area of roadway

TABLE X1.1 *Continued*

Level 1	Level 2	Level 3	Level 4	Definition	E UOM	M UOM	Quantity Definition
				This is material that is placed atop the base layer to provide the driving surface.			
				G201004 MARKING AND SIGNAGE	SY	M2	Area of roadway
				This includes roadway signage and pavement painting. Assemblies are included for traffic signs and posts and intersection, crosswalk, or other pavement painting or striping.			
				G201005 GUARDRAILS AND BARRIERS	LF	M	Length of guardrail or barrier
				This is any associated guardrails or barriers that are required for the selected roadway type.			
				G201006 RESURFACING	SY	M2	Area of roadway
				This is the placement of an asphalt wearing course over the existing pavement surface. Assemblies exist for resurfacing of gravel, concrete, and asphalt roadways.			
				G201099 OTHER ROADWAYS	XX	XX	
				Roadways not described by the assembly categories listed above.			
				G2020 PARKING LOTS	EA	EA	Number of spaces
				These are the areas required of vehicles parking and include different surfaces and drainage options.			
				G202001 BASES AND SUBBASES	SY	M2	Area of parking lot
				These are the compacted and prepared gravel or soil layers that are placed prior to the installation of the final surface. The subbase is placed and compacted before the base layer is applied.			
				G202002 CURBS AND GUTTERS	LF	M	Length of curbs and gutters
				This is the curb and gutter drains or area drains with grates.			
				G202003 PAVED SURFACES	SY	M2	Area of parking lot
				This is material that is placed atop the base layer to provide the driving surface.			
				G202004 MARKING AND SIGNAGE	EA	EA	Number of spaces
				This includes painting of the parking stalls, signage, etc.			
				G202005 GUARDRAILS AND BARRIERS	LF	M	Length of guardrail or barrier
				Guardrails, barriers, parking stops and other similar devices.			
				G202006 RESURFACING	SY	M2	Area of parking lot
				This is the placement of an asphalt wearing course over the existing parking surface.			
				G202007 MISCELLANEOUS STRUCTURES AND EQUIPMENT	EA	EA	Number of structures or equipment, or both
				G202099 OTHER PARKING LOTS	XX	XX	
				Parking areas not described by the assembly categories listed above.			
				G2030 PEDESTRIAN PAVING	SY	M2	Area of pavement
				This subsystem includes options for sidewalks and other small paved areas.			
				G203001 BASES AND SUBBASES	SY	M2	Area of pavement
				These are the compacted and prepared gravel or soil layers that are placed prior to the installation of the final surface. The subbase is placed and compacted before the base layer is applied.			
				G203002 CURBS AND GUTTERS	LF	M	Length of curbs and gutters
				This is the curb and gutter drains or area drains with grates.			
				G203003 PAVED SURFACES	SY	M2	Area of pavement
				This is material that is placed atop the base layer to provide the walking or driving surface.			
				G203004 GUARDRAILS AND BARRIERS	LF	M	Length of guardrail or barrier
				This is any associated guardrails or barriers that are required.			
				G203005 RESURFACING	SY	M2	Area of pavement
				This is the placement of an asphalt wearing course over the existing pavement surface.			
				G203099 OTHER WALKS, STEPS, AND TERRACES	XX	XX	
				Walks, steps, ramps, terraces not described by the assembly categories listed above.			
				G2040 SITE DEVELOPMENT	LS	LS	Lump sum
				Included are assemblies for on-site construction of fences, retaining walls, playing fields, fountains, and other site improvements.			
				G204001 FENCING AND GATES	LF	M	Length of fence
				This includes installation or construction of security, boundary, or barbed wire fencing and all required gates.			
				G204002 RETAINING WALLS	SF	M2	Area of wall
				These are structures used to prevent the flow or lateral movement of soil. Assemblies exist for cast-in-place concrete retaining walls. Includes waterfront bulkheads that are not related to pier and wharf construction.			
				G204003 EXTERIOR FURNISHINGS	EA	EA	Number of furnishings

TABLE X1.1 *Continued*

Level 1	Level 2	Level 3	Level 4	Definition	E UOM	M UOM	Quantity Definition
				This includes the addition of such exterior furnishings as benches, planters, etc.			
				G204004 SECURITY STRUCTURES	EA	EA	Number of security structures
				This includes the construction or addition of security structures such as guard houses.			
				G204005 SIGNAGE	EA	EA	Number of signs
				Signs displayed to convey direction or information such as building function or tenant except for signs included in G201004 and G202004.			
				G204006 FOUNTAINS AND POOLS	EA	EA	Number of fountains or pools
				This includes assemblies for swimming pools and decorative fountains.			
				G204007 PLAYING FIELDS	EA	EA	Number of playing fields
				Playing fields such as baseball or tennis courts as well as back stops, bleachers, and other playing field requirements are included.			
				G204008 TERRACE AND PERIMETER WALLS	SF	M2	Area of wall
				G204009 FLAGPOLES	EA	EA	Number of flagpoles
				G204099 OTHER SITE IMPROVEMENTS	XX	XX	
				This includes any other miscellaneous structures, such as a car wash, banking system, and theatre equipment located on the site.			
				G2050 LANDSCAPING	SY	M2	Area to be landscaped
				Assemblies are included that improve the appearance of the site by planting, seeding, and sodding.			
				G205001 FINE GRADING AND SOIL PREPARATION	SY	M2	Area of site
				Fine grading of the site by hand or machine is required to prepare the soil for planting, seeding, or sodding.			
				G205002 EROSION CONTROL MEASURES	SY	M2	Area of erosion
				Soil erosion or deterioration due to wind, rain or other factors can be controlled or remedied in different ways. This includes slope protection by planting or vegetation or grass or placement of manmade geotextiles, or both.			
				G205003 TOPSOIL AND PLANTING BEDS	SY	M2	Area of planting bed
				Topsoil is placed to provide the nutritious soil bed which is required for plants or grass to grow.			
				G205004 SEEDING, SPRIGGING, AND SODDING	SY	M2	Area of site
				This includes the seeding, sodding, fertilizing, watering, and mowing for the grass required on site.			
				G205005 PLANTINGS	EA	EA	Number of plants
				This includes the planting of trees, shrubs, and other vegetation for site beautification or improvement.			
				G205006 PLANTERS	EA	EA	Number of planters
				Planters are exterior decorative containers that contain plants or trees.			
				G205007 IRRIGATION SYSTEMS	SY	M2	Area of site to be watered
				This includes the installation of underground irrigation systems required for watering of trees, shrubs, and grass or other vegetation.			
				G205099 OTHER LANDSCAPING	XX	XX	
				Landscaping not described by the assembly categories listed above.			
				G30 SITE CIVIL/MECHANICAL UTILITIES	EA	EA	Each utility
				Site mechanical utilities includes water supply, sanitary sewer, storm sewer, heating distribution, cooling distribution, fuel distribution, and other site mechanical utilities, such as industrial waste systems.			
				G3010 WATER SUPPLY	LF	M	Length of system
				This includes installation or construction of water distribution systems and facilities.			
				G301001 WELL SYSTEMS	EA	EA	Each system
				This includes all the components necessary to install a well, including drilling, installing casings, pumps, valves, etc.			
				G301002 POTABLE WATER DISTRIBUTION	LF	M	Length of system
				This includes construction and installation of underground piping, valve.			
				G301003 POTABLE WATER STORAGE	GAL	LITER	Amount stored
				This includes construction and installation of tanks, both at grade and elevated.			
				G301004 FIRE PROTECTION WATER DISTRIBUTION	LF	M	Length of system
				This includes construction and installation of piping for fire protection only.			
				G301005 FIRE PROTECTION WATER STORAGE	GAL	LITER	Amount stored

TABLE X1.1 *Continued*

Level 1	Level 2	Level 3	Level 4	Definition	E UOM	M UOM	Quantity Definition
				This includes tanks on grade and elevated for storage of water for fire.			
				G301006 NON-POTABLE WATER DISTRIBUTION	LF	M	Length of system
				This includes construction and installation of water distribution system not for consumption, such as irrigation or hydro-electric power generation and from reservoirs to treatment facilities.			
				G301007 PUMPING STATIONS	GPM	L/S	Operating capacity
				This includes construction and installation of pumps, valves, and piping.			
				G301008 PACKAGED WATER TREATMENT PLANTS	GPD	L/S	Operating capacity
				This includes installation of completely assembled water treatment plants.			
				G301099 OTHER WATER SUPPLY	XX	XX	
				Water supply not described by the assembly categories listed above.			
				G3020 SANITARY SEWER	LF	M	Length of system
				This includes all assemblies necessary for sewage collection systems.			
				G302001 SANITARY SEWER PIPING	LF	M	Length of piping
				This includes installation of piping for collection of sewage.			
				G302002 SANITARY SEWER MANHOLES AND CLEANOUTS	EA	EA	Each manhole or cleanout
				This includes construction and installation of manholes and cleanouts in sewage collection systems.			
				G302003 LIFT STATIONS AND PUMPING STATIONS	GPM	L/S	Operating capacity
				This includes construction and installation of piping and equipment in lift stations.			
				G302004 PACKAGED SANITARY SEWER TREATMENT PLANTS	GPD	L/S	Operating capacity
				This includes installation of pre-assembled sewage treatment plants.			
				G302005 SEPTIC TANKS	GAL	LITER	Volume of tank
				This includes installation of prefabricated septic tanks or the construction of septic tanks.			
				G302006 DRAIN FIELDS	LF	M	Length of field
				This includes installation of drain fields for disposal of effluent from septic tanks.			
				G302099 OTHER SANITARY SEWER	XX	XX	
				Sanitary sewers not described by the assembly categories listed above.			
				G3030 STORM SEWER	LF	M	Length of system
				This includes construction of storm water collection systems.			
				G303001 STORM SEWER PIPING	LF	M	Length of piping
				This includes installation of piping for collection of storm water.			
				G303002 STORM SEWER STRUCTURES	EA	EA	Each manhole or cleanout
				This includes construction and installation of manholes for storm water collection systems.			
				G303003 LIFT STATIONS	GPM	L/S	Operating capacity
				This includes construction of lift stations including piping, pumps, and controls.			
				G303004 CULVERTS	LF	M	Length of culvert
				This includes construction and installation of culverts for storm water systems.			
				G303005 HEADWALLS	EA	EA	Each structure
				This includes construction of headwalls and installation of catch basins for storm water systems.			
				G303006 EROSION AND SEDIMENT CONTROL MEASURES	SY	M2	Area to control
				This includes construction to control erosion due to runoff.			
				G303007 STORMWATER MANAGEMENT	GAL	LITER	Volume of collection area
				G303099 OTHER STORM SEWER	XX	XX	
				Storm sewers not described by the assembly categories listed above.			
				G3040 HEATING DISTRIBUTION	LF	M	Length of system
				This includes overhead and underground hot water, steam, and condensate piping.			
				G304001 OVERHEAD HOT WATER SYSTEMS	LF	M	Length of system
				This includes installation of overhead hot water supply and return piping.			
				G304002 OVERHEAD STEAM SYSTEMS	LF	M	Length of system
				This includes installation of overhead steam supply and condensate return piping.			
				G304003 UNDERGROUND HOT WATER SYSTEMS	LF	M	Length of system
				This includes installation of underground hot water supply and return piping.			
				G304004 UNDERGROUND STEAM DISTRIBUTION SYSTEMS	LF	M	Length of system

TABLE X1.1 *Continued*

Level 1	Level 2	Level 3	Level 4	Definition	E UOM	M UOM	Quantity Definition
				This includes installation of underground steam supply and condensate return piping.			
				G304005 REINFORCED CONCRETE MANHOLES AND VALVE BOXES	EA	EA	Each structure
				This includes installation of prefabricated trench boxes for shoring during installation of piping.			
				G304006 PUMPING STATIONS	EA	EA	Each pumping station
				G304099 OTHER HEATING DISTRIBUTION	XX	XX	
				Heating distribution not described by the assembly categories listed above.			
				G3050 COOLING DISTRIBUTION	LF	M	Length of system
				This includes construction and installation of chilled water distribution systems.			
				G305001 OVERHEAD COOLING SYSTEMS	LF	M	Length of system
				This includes installation of overhead chilled water supply and return piping.			
				G305002 UNDERGROUND COOLING SYSTEMS	LF	M	Length of system
				This includes installation of underground chilled water supply and return piping.			
				G305003 TRENCHBOXES	LF	M	Length of trench
				This includes installation of prefabricated trench boxes for shoring during installation of piping.			
				G305004 WELLS FOR COOLING	EA	EA	Each well
				G305005 PUMPING STATIONS	EA	EA	Each pumping station
				G305006 ON-SITE COOLING TOWERS	EA	EA	Each cooling tower
				G305099 OTHER COOLING DISTRIBUTION	XX	XX	
				Cooling distribution not described by the assembly categories listed above.			
				G3060 FUEL DISTRIBUTION	GAL	LITER	Volume of storage tank
				This includes installation of piping and storage tanks for building and aviation fuels.			
				G306001 LIQUID FUEL DISTRIBUTION PIPING	LF	M	Length of piping
				This includes installation of piping for fuel oil distribution. This includes equipment related to piping, system leak detection, and tightness testing.			
				G306002 AVIATION FUEL DISTRIBUTION PIPING SYSTEM	LF	M	Length of piping
				This includes installation of piping for aviation fuel distribution and equipment related to the piping. This includes system leak detection and tightness testing.			
				G306003 LIQUID FUEL DISPENSING EQUIPMENT	GAL	LITER	Volume of storage tank
				This includes installation of buried or above ground fuel tanks.			
				G306004 LIQUID FUEL STORAGE TANKS	EA	EA	Each tank
				G306005 LIQUID FUEL SYSTEM TRENCHBOXES	LF	M	Length of trench
				This includes installation of prefabricated trench boxes for shoring during installation of piping.			
				G306006 GAS DISTRIBUTION PIPING (NATURAL AND PROPANE)	LF	M	Length of piping
				This includes piping for distribution of natural or propane gas.			
				G306007 GAS STORAGE TANKS	GAL	LITER	Volume of storage tank
				This includes installation of tanks for natural or propane gas.			
				G306008 GAS SYSTEM TRENCHBOXES	LF	M	Length of trench
				This includes installation of prefabricated trench boxes for shoring during installation of piping.			
				G306098 OTHER GAS DISTRIBUTION	XX	XX	
				Gas distribution not described by the assembly categories listed above.			
				G306099 OTHER FUEL DISTRIBUTION	XX	XX	
				Fuel not described by the assembly categories listed above.			
				G3090 OTHER SITE MECHANICAL UTILITIES	LF	M	Length of system
				This includes all systems for collection of contaminated waste requiring special treatment.			
				G309001 INDUSTRIAL WASTE PIPE	LF	M	Length of piping
				This includes construction and installation of all piping for collection of industrial waste.			
				G309002 INDUSTRIAL WASTE MANHOLES AND CLEANOUTS	EA	EA	Each manhole or cleanout
				This includes construction of manholes and cleanouts for industrial waste.			
				G309003 INDUSTRIAL WASTE LIFT STATIONS	GPM	L/S	Operating capacity
				This includes construction and installation of industrial waste lift stations and equipment.			
				G309004 INDUSTRIAL WASTE HOLDING TANKS AND SEPARATORS	EA	EA	Number of tanks
				This includes construction or installation of special tanks such as silver recovery tanks or separators such as oil water separators.			
				G309005 INDUSTRIAL WASTE TRENCHBOXES	LF	M	Length of trench
				This includes installation of prefabricated trench boxes for shoring during installation of piping.			



TABLE X1.1 Continued

Level 1	Level 2	Level 3	Level 4	Definition	E UOM	M UOM	Quantity Definition
				G309099 OTHER INDUSTRIAL WASTE	XX	XX	
				Industrial waste not described by the assembly categories listed above, such as petroleum oil and lubricant distribution systems.			
				G40 SITE ELECTRICAL UTILITIES	EA	EA	Systems total
				This system includes exterior electrical systems and equipment including substations, overhead and underground distribution systems, metering systems and equipment, exterior lighting, lightning protection systems, communication and alarm systems, and cathodic protection.			
				G4010 ELECTRICAL DISTRIBUTION	KVA	KVA	Rated capacity
				Electrical distribution includes the following: substations; transformers; switches, controls and devices; overhead electric conductors; towers, poles, crossarms and insulators; underground electric conductors; ductbanks, manholes, handholes and raceways; grounding systems; and metering.			
				G401001 SUBSTATIONS	KVA	KVA	Rated capacity
				This system includes substation equipment and materials required from the primary power source.			
				G401002 TRANSFORMERS	KVA	KVA	Rated capacity
				Electrical power transformers used in conjunction with electrical substations. May include pole/tower or pad-mounted transformers.			
				G401003 SWITCHES, CONTROLS AND DEVICES	EA	EA	Number of separate components
				Includes all components of switchgear, voltage regulators and busbars used with electrical substations.			
				G401004 OVERHEAD ELECTRIC CONDUCTORS	LF	M	Length of conductor
				Includes conductors used in conjunction with substations.			
				G401005 TOWERS, POLES, CROSSARMS AND INSULATORS	EA	EA	Number of towers and poles
				Towers, poles, crossarms, and insulators used in conjunction with substations.			
				G401006 UNDERGROUND ELECTRIC CONDUCTORS	LF	M	Length of conductor
				Includes conductors used in conjunction with substations.			
				G401007 DUCTBANKS, MANHOLES, HANDHOLES, AND RACEWAYS	EA	EA	Number of ductbanks and access points
				Components used in conjunction with electrical substations.			
				G401008 GROUNDING SYSTEMS	EA	EA	Number of systems
				Grounding systems used in conjunction with substations. Grounding systems for buildings, power distribution, and other electrical systems and subsystems are included with those other systems.			
				G401009 METERING	EA	EA	Number of meters
				Includes components used in conjunction with exterior electrical distribution.			
				G401099 OTHER ELECTRIC TRANSMISSION AND DISTRIBUTION	XX	XX	
				Substations not described by the assembly categories listed above.			
				G4020 SITE LIGHTING	LF	M	Length of distribution
				Exterior electrical transmission and distribution systems including transformers, conductors, switches, controls and other devices, supporting structures, grounding systems, metering and all other equipment required to support electrical power distribution projects.			
				G402001 TRANSFORMERS	KVA	KVA	Rated capacity
				Electric power transformers used in conjunction with exterior electrical distribution. May include pole/tower or pad-mounted transformers.			
				G402002 OVERHEAD ELECTRIC CONDUCTORS	LF	M	Length of conductor
				Includes conductors for overhead exterior electrical distribution.			
				G402003 TOWERS, POLES, CROSSARMS, AND INSULATORS	EA	EA	Number of towers and poles
				Towers, poles, crossarms, and insulators used in exterior electrical			
				G402004 UNDERGROUND ELECTRIC CONDUCTORS	LF	M	Length of conductor
				Includes conductors for underground electrical distribution.			
				G402005 DUCTBANKS, MANHOLES AND HANDHOLES	EA	EA	Number of ductbanks and access points
				Includes all components used in conjunction with exterior electrical			
				G402006 EXTERIOR LIGHTING FIXTURES AND CONTROLS	EA	EA	Number of fixtures
				Includes fixtures, controls, and all components used in conjunction with			
				G402007 GROUNDING SYSTEMS	EA	EA	Number of systems
				Grounding systems used in conjunction with exterior electrical distribution.			
				G402008 SPECIAL SECURITY LIGHTING SYSTEMS	EA	EA	Number of systems
				Includes all components used for special security lighting.			
				G402099 OTHER AREA LIGHTING	XX	XX	

TABLE X1.1 *Continued*

Level 1	Level 2	Level 3	Level 4	Definition	E UOM	M UOM	Quantity Definition
				Includes components and equipment used for area lighting.			
	G4030	SITE COMMUNICATION AND SECURITY			LF	M	Length of distribution
				This system includes cables, ductbanks, manholes, and all other equipment required to support exterior communication and alarm systems.			
	G403001	TELECOMMUNICATIONS SYSTEMS			LF	M	Length of distribution
				Includes all components, cables, and equipment used in conjunction with exterior telephone systems.			
	G403002	SOUND SYSTEMS			LF	M	Length of distribution
				Includes all components, cables, and equipment used in conjunction with exterior sound systems.			
	G403003	FIRE ALARM SYSTEMS			LF	M	Length of distribution
				Includes all components, cables, and equipment used in conjunction with exterior fire alarm systems.			
	G403004	CABLE TV SYSTEMS (CATV)			LF	M	Length of distribution
				Includes all components, cables, and equipment used in conjunction with exterior cable TV systems.			
	G403005	CABLES AND WIRING			LF	M	Length of conductor
				Includes cables, wiring, and equipment used in conjunction with exterior security systems.			
	G403006	DUCTBANKS, MANHOLES AND HANDHOLES			EA	EA	Number of ductbanks and access points
				Includes ductbank, manholes, and handholes used in conjunction with			
	G403007	TOWERS, POLES, AND STANDS			EA	EA	Number of towers, poles and stands
				Includes towers, poles, stands, and equipment used in conjunction with exterior security systems.			
	G403008	TV CAMERAS AND MONITORS			EA	EA	Number of cameras and monitors
				Includes cameras, monitors, and components used in conjunction with exterior security systems.			
	G403009	GROUNDING SYSTEMS			EA	EA	Number of systems
				Includes grounding systems used in conjunction with exterior security systems.			
	G403098	OTHER COMMUNICATION AND ALARM			XX	XX	
				Includes all components, cables, and equipment used in conjunction with other special communication and alarm systems not defined above.			
	G403099	OTHER SECURITY SYSTEMS			XX	XX	
				Includes all components and equipment used in conjunction with special security systems not defined above.			
	G4090	OTHER SITE ELECTRICAL UTILITIES			LF	M	Length of conductor
				This system includes alternate energy sources. This system also includes sacrificial anodes, induced current conductors, and components used in conjunction with cathodic protection.			
	G409001	SACRIFICIAL ANODE CATHODIC PROTECTION SYSTEM			EA	EA	Number of anodes
				Includes all components required in conjunction with sacrificial anode system.			
	G409002	INDUCED CURRENT CATHODIC PROTECTION SYSTEM			LF	M	Length of conductor
				Includes conductors and termination required for cathodic protection.			
	G409003	EMERGENCY POWER GENERATION			KVA	KVA	Rated capacity
	G409099	OTHER CATHODIC PROTECTION			XX	XX	
				Includes components and equipment used in conjunction with other cathodic protection systems not defined above.			
	G90	OTHER SITE CONSTRUCTION			LS	LS	Lump sum
				Other site construction includes service and pedestrian tunnels, bridges, railroad spurs, and snow melting systems.			
	G9010	SERVICE AND PEDESTRIAN TUNNELS			LF	M	Length of tunnel
				This assembly includes service and pedestrian tunnels.			
	G901001	CONSTRUCTION OF SERVICE AND PEDESTRIAN TUNNELS			LF	M	Length of tunnel
				This assembly includes construction of service and pedestrian tunnels.			
	G901002	PREFABRICATED SERVICE AND PEDESTRIAN TUNNELS			LF	M	Length of tunnel
				This assembly includes prefabricated service and pedestrian tunnels.			
	G9090	OTHER SITE CONSTRUCTION			LS	LS	Lump sum
				Other site construction includes bridges, railroad spurs and snow melting systems.			
	G909001	BRIDGES			SY	M2	Area of structure
				Bridges included here are typically small spans or overpasses that are not meant to be used to estimate spans over large bodies of water. Options exist for cast-in-place concrete T-beam, precast I-beam, precast box, concrete and steel composite, laminated timber deck bridge structures.			
	G909002	RAILROAD SPURS			LF	M	Length of track

TABLE X1.1 *Continued*

Level 1	Level 2	Level 3	Level 4	Definition	E UOM	M UOM	Quantity Definition
				Railroad assemblies exist for 110, 115, and 132 lb. tracks and ties. Turnouts, roadway crossings, derailleurs, stops, and bumpers are also included.			
				G909003 SNOW MELTING SYSTEMS	EA	EA	Number of systems
				G909099 OTHER SPECIAL CONSTRUCTION	XX	XX	
				Any special construction not covered in the above categories.			

X2. UNIFORMAT II ELEMENTAL ESTIMATING

X2.1 This classification applies to physical elements only. For the purposes of elemental estimating and cost analysis, additional items of classification need to be included. These additional, and necessary, cost items are classified in two separate ASTM standards: Classifications [E2083](#) and [E2168](#). Reference to these two standards should be made to fully understand their content, arrangement, and specific intent.

X2.2 An additional ASTM standard provides a practice for presenting elemental cost figures in a clear, logical, and consistent manner: Practice [E2514](#). A short excerpt from

[E2514](#), [Fig. X2.1](#) and [Fig. X2.2](#), is included here. This excerpt is intended solely as an indicator of what can be found in that standard, reference to which is recommended.

X2.3 Using these four standards together provides a valuable, tried, and tested tool for use in pre-contract Cost Management. When applied consistently this process of cost planning, cost control, and cost analysis provides meaningful planning and continuing oversight opportunities through the design stages of any building project.



CODE	LEVEL 2 GROUP ELEMENT		Element & ELEMENT				Estimate Sums			Main Parameter			Percentage			
	Code	Level 3 Element	Ratio	Quantity	UoM	Unit Rate	Element	ELEMENT	MJR GROUP	Element	ELEMENT	MJR GROUP	Element	ELEMENT	MJR GROUP	
D30	HVAC							\$135,100								
D3010	Energy Supply						0			0.00			0.00		19.2%	
D3020	Heat Generating Systems						0			0.00			0.00		0.0%	
D3030	Cooling Generating Systems	0.069	20	Kw	2000.00	40000				137.93			5.7%		5.7%	
D3040	Distribution Systems	1.000	290	m2	267.59	77600				267.59			11.1%		11.1%	
D3050	Terminal & Package Units	0.034	10	Kw	550.00	5500				18.97			0.8%		0.8%	
D3060	Controls and Instrumentation	0.148	43	ea	279.07	12000				41.38			1.7%		1.7%	
D3070	Systems Testing & Balancing					0				0.00			0.0%		0.0%	
D3090	Other HVAC Systems & Equipment					0				0.00			0.0%		0.0%	
D40	FIRE PROTECTION							\$0								
D4010	Sprinklers					0				0.00			0.0%		0.0%	
D4020	Standpipes					0				0.00			0.0%		0.0%	
D4030	Fire Protection Specialties					0				0.00			0.0%		0.0%	
D4090	Other Fire Protection Systems					0				0.00			0.0%		0.0%	
D50	ELECTRICAL							\$66,500							9.5%	
D5010	Electrical Service & Distribution	1.000	290	m2	53.10	15400				53.10			2.2%		2.2%	
D5020	Lighting & Branch Wiring	0.393	114	ea	220.18	25100				86.55			3.6%		3.6%	
D5030	Communication & Security	1.000	290	m2	42.07	12200				42.07			1.7%		1.7%	
D5090	Other Electrical Systems	1.000	290	m2	47.59	13800				47.59			2.0%		2.0%	
E.	EQUIPMENT & FURNISHINGS							\$7,300								1.0%
E10	EQUIPMENT							\$0								
E1010	Commercial Equipment					0				0.00			0.0%		0.0%	
E1020	Institutional Equipment					0				0.00			0.0%		0.0%	
E1030	Vehicular Equipment					0				0.00			0.0%		0.0%	
E1090	Other Equipment					0				0.00			0.0%		0.0%	
E20	FURNISHINGS							\$7,300								1.0%
E2010	Fixed Furnishings	1.000	290	m2	25.17	7300				25.17			1.0%		1.0%	
E2020	Movable Furnishings					0				0.00			0.0%		0.0%	
F.	SPECIAL CONSTRUCTION & DEMOLITION							\$3,800								0.5%
F10	SPECIAL CONSTRUCTION							\$0								
F1010	Special Structures					0				0.00			0.0%		0.0%	
F1020	Integrated Construction					0				0.00			0.0%		0.0%	
F1030	Special Construction Systems					0				0.00			0.0%		0.0%	
F1040	Special Facilities					0				0.00			0.0%		0.0%	
F1050	Special Controls and Instrumentation					0				0.00			0.0%		0.0%	
F20	SELECTIVE BUILDING DEMOLITION							\$3,800								0.5%
F2010	Building Elements Demolition	0.003	1	sum	3800.00	3800				13.10			0.5%		0.5%	
F2020	Hazardous Components Abatement					0				0.00			0.0%		0.0%	
X&Z.	BUILDING FIELD REQUIREMENTS, OFFICE OVERHEAD & PROFIT, AND ALLOWANCES							\$212,900								30.3%
X	FIELD REQUIREMENTS, OFFICE OVERHEAD & PROFIT							\$63,600								9.1%
X10	Field Requirements		8.0%			39,100				134.83			5.6%		5.6%	
X20	Office Overhead & Profit		5.0%			24,500				84.48			3.5%		3.5%	
Z	ALLOWANCES							\$149,300								21.3%
Z10	Design Development Allowance		15.0%			82,900				285.86			11.8%		11.8%	
Z20	Inflation Allowance		12.0%			66,400				228.97			9.5%		9.5%	
TOTAL - BUILDING CONSTRUCTION								\$702,000					2420.69			100.0%

FIG. X2.2 UNIFORMAT II Elemental Cost Analysis for Buildings (Cont'd)

X3. PRELIMINARY PROJECT DESCRIPTION (PPD)

X3.1 **Fig. X3.1**, a sample schematic phase PPD, is taken from NIST report 6389 on UNIFORMAT II⁵ and Construction Specification Institute Practice FF/180, Preliminary Project Descriptions and Outline Specifications.

X3.2 The PPD improves communications and coordination amongst all stakeholders early on in the building design process.

B SHELL

B10 SUPERSTRUCTURE

B1010 FLOOR CONSTRUCTION

- A. Floor System: Two-hour fire-rated, composite steel beam, steel deck, and concrete slab system in 20-foot by 25-foot bay dimensions capable of supporting 75 PSF live load.

B1020 ROOF CONSTRUCTION

- A. Roof System: Two-hour fire-rated, composite steel beam, steel deck, and concrete slab system in 20-foot by 25-foot bay dimensions capable of supporting 30 PSF live load.

B20 EXTERIOR CLOSURE.

B2010 EXTERIOR WALLS

- A. Masonry Cavity Wall Construction:
 - 1. Modular face brick installed in running bond with tooled concave joints.
 - 2. Extruded polystyrene board installed between horizontal masonry reinforcing.
 - 3. Bituminous dampproofing applied over concrete masonry units.
 - 4. Load-bearing concrete masonry units with galvanized horizontal joint reinforcement.
 - 5. Concrete masonry unit lintel units over openings; concrete masonry unit bond beams at top of wall.
- B. Loose galvanized steel lintels over brick openings with 8-inch minimum bearing on each side of opening
- C. Elastomeric masonry flashing at sills, lintels, and other cavity interruptions.
- D. Open weep holes in brick masonry at flashing locations on 24-inch centers.

B2020 EXTERIOR WINDOWS

- A. Windows: Commercial-grade, aluminum double-hung windows with clear anodized finish and clear insulating glass.

B2030 EXTERIOR DOORS

- A. Doors and frames: Insulated, exterior flush steel doors set in steel frames.
- B. Hardware: Ball bearing butts, closers, locksets, thresholds, and weather-stripping.

¹ Construction Specification Institute. Practice FF/180, p. 5.

FIG. X3.1 Preliminary Project Description (PPD)¹

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