Instructions for Completing
Life Cycle Maintenance Profile Forms

The title and column 1 heading data for Form VI-D1 through VI-D4 shall be completed from the facilities inventory data. The numbers shown below and in parentheses on the forms indicate the source and/or method to be used for completing the forms.

(110) Program Years. List the years from the date the facility was built or last renovated to the year of next major renovation based upon the life expectancy of the structure and its component parts. Normally, 35 to 40 years from the date of original construction or last major renovation would be shown. If the facility is beyond the age when a major renovation was due according to a normal life expectancy, enter the program years planned for the facility and complete only column 2 and other appropriate columns for the rest of the form. Enter the total amount for renovation in the last column entitled "Total."

(111) Daily Operations and Maintenance Costs. Enter the actual or estimated cost that has or is expected for routine maintenance (as defined above) annually until renovation. Normally, this amount should be close to one percent of the facility replacement cost.

(112) Repainting. Enter the amount at the planned intervals estimated to repaint the structure interior and exterior. Repainting should occur approximately every five to seven years.

(113) Furnishing and Equipment. Enter the estimated amount (current dollars) at the planned intervals to replace/repair furnishing and equipment over the useful life of the facility.

(114) Life. Enter the expected useful life of the specified facility components in this and all columns through 24. Table VI-D1 provides a listing of the suggested average useful life of many facility components used by Means Estimating Services.

(115) Life Cycle Costs. Enter in this column, and all columns through 24, the estimated amount (in current dollars) at the life cycle intervals when repair/replacement or complete renovation of the components will be required. For example, a building roof (column 8) should last between ten and twenty years, depending upon the type of construction. If the roof on the facility under review should last twenty years and replacement is estimated to cost $100,000 (in current dollars), if the building was construction in 1975, then $100,000 would be entered in column 8, line 10 (1995). Likewise, if the same building was built using unit heaters (an estimated cost of ten percent of the building replacement cost according to Means' estimating guide), then, according to Table VI-D1, ten percent times the current replacement cost should be entered under column 14, line 15 (1990).

(116) Total Facility Renovation. At the end of the estimated useful life of the primary structure, complete facility renovation should be planned. Enter the estimated amount to restore the primary structure completely, and replace the components of the secondary structure, service systems, and applicable public health, safety, security, and other special systems.

(117) Total Costs. Total the columns and lines to arrive at the estimated cost to maintain and repair the facility during the useful life, and the estimated cost to renovate the building at the end of its useful life.

(118) Average Annual Cost. Calculate this average annual cost to maintain, repair, and renovate the facility over its useful life by dividing the total cost in column 25 by the total of years in the life of the facility (column 1). This figure represents the amount to be budgeted annually for maintenance; repairs, when required; and renovation at the end of its useful life. Funds budgeted but not required, e.g., the total required in line "t" says from the total budgeted amount (118), would be reserved for future repairs and renovations.

(119) Average Annual Cost as a Percentage of Replacement. Calculate the average annual cost as a percent of construction by dividing the average annual cost (118) by the estimated replacement cost.

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