



Appendix A: CAIS Data Element Dictionary

CAIS Data Element Dictionary

English Name	Window Name	Format	Definition
Access Restrictions Field Office Required	<i>User Detail</i>	Char(2)	Specifies the Field Office that a user may access.
Access Restrictions Site Required	<i>User Detail</i>	Char(5)	Specifies the Site that a user may access.
Account Status Required	<i>User Detail</i>	Char(9)	Indicates whether a user's account is Suspended, meaning the user is unable to logon to CAIS, or is Active. This field is only visible on the User Detail window to Headquarters Field Office Administrators.
Actual Cost Optional	<i>Project Detail</i>	Num(12)	Represents the actual cost expenditures to complete the project.
Added by FIMS System Generated	<i>Asset Detail</i>	Date	When a new real property asset is created in FIMS, FIMS will automatically add the asset to CAIS. This field represents the date (MM/DD/YYYY) the property was added to CAIS from FIMS.
Alternate Name	<i>Ad Hoc – Asset Level</i>		This data field is imported from the Facilities Information Management System (FIMS). The alternate name assigned to a specific property.
Approval Date	<i>Project Detail</i>	Date	Represents the date that project approval was received.

English Name	Window Name	Format	Definition
Optional			
Archived by FIMS System Generated	<i>Asset Detail</i>	Date	When a real property asset leaves the department's inventory, it is archived in FIMS. The field represents the date (MM/DD/YYYY) the property was archived in FIMS.
Area Name FIMS	<i>Area List</i> <i>Asset Detail</i>	Char(35)	This data field is imported from the Facilities Information Management System (FIMS) and is display only. A name that is assigned to identify an administrative subdivision of a Site.
Area Number FIMS	<i>Area List</i>	Char(3)	This data field is imported from FIMS and is display only. A three-digit number that identifies an administrative subdivision of a Site.
Asset Cost Adders Selected Optional	<i>Asset Cost Adders</i>		Checkbox that identifies when checked that the cost adder is applied to the asset and all IUs associated with that Asset when the costs are calculated.
Assigned Contractor	<i>Ad Hoc – Asset Level</i>		This data field is imported from the Facilities Information Management System (FIMS). The name of the company/contractor assigned responsibility for managing and maintaining the real property asset. This optional field is available for tracking asset responsibility at sites with multiple contractors.
Basement	<i>Estimate Detail</i>	Char(1)	Identify Yes (Y) or No (N) if the asset has a basement for a Custom RPV Model.
Category	<i>Estimate Detail</i>	Char(100)	This field can be used for general notes and information, such as to describe why you have chosen a particular line item, or to include a link to a website. If you are estimating work in multiple areas of a building, and need to keep costs separated, this field can be used to assign names for specific area.
Comments Optional	<i>Asset Detail</i>	Char(1000)	Text field that contains comments associated with the asset record.
Completed Cost Optional	<i>IU Detail</i>	Num(14)	The actual cost to correct the deficiency.

English Name	Window Name	Format	Definition
Completion Year Optional	<i>IU Detail</i>	Num(4)	Completion Year (YYYY) represents the year in which the IU Status was changed to 'Complete' on the inspection unit record.
Condition Optional	<i>IU Detail</i>	Char(2)	Pick list that represents the condition associated with the inspection unit. Values are: <ul style="list-style-type: none"> • Excellent • Good • Adequate • Poor • Fail
Core Capability – 1	<i>Ad Hoc – Asset Level</i>		This data field is imported from the Facilities Information Management System (FIMS) and is display only. The Core Capability from the FIMS pick list that would be most degraded should the asset fail to perform as intended.
Core Capability – 2	<i>Ad Hoc – Asset Level</i>		This data field is imported from the Facilities Information Management System (FIMS) and is display only. The Core Capability from the FIMS pick list that would be the second most degraded should the asset fail to perform as intended.
Core Capability - 3	<i>Ad Hoc – Asset Level</i>		This data field is imported from the Facilities Information Management System (FIMS) and is display only. The Core Capability from the FIMS pick list that would be the third most degraded should the asset fail to perform as intended.
Core Capability - 4	<i>Ad Hoc – Asset Level</i>		This data field is imported from the Facilities Information Management System (FIMS) and is display only. The Core Capability from the FIMS pick list that would be the fourth most degraded should the asset fail to perform as intended.
Core Capability - 5	<i>Ad Hoc – Asset Level</i>		This data field is imported from the Facilities Information Management System (FIMS) and is display only.

English Name	Window Name	Format	Definition
			The Core Capability from the FIMS pick list that would be the fifth most degraded should the asset fail to perform as intended.
Created By System Generated	<i>Estimate List</i> <i>Project List</i>	Char(80)	Name of the CAIS user that created the Estimate or Project.
Creation Date Optional	<i>IU Detail</i>	Date	System generated date when the inspection unit was created.
Crew	<i>Crew/Labor Information</i>		Represents the typical trade or crew used to install the line item. If the installation is accomplished by one trade, then a single trade is displayed. Example, electrician, painter, plumber, etc. If the installation requires more than one trade, a composite crew code is displayed. View the Crew Cost (hyperlink) to define these composite crew codes.
Daily Output	<i>Crew/Labor Information</i>		Represents the typical number of units the designated crew would install in a normal 8-hour day. To determine the number of days a given crew would require to complete the installation: Days = Quantity / Daily Output
Default Location Area Required	<i>User Detail</i>	Char(10)	Specifies the Area to be active each time the user enters CAIS.
Default Location Field Office Required	<i>User Detail</i>	Char(2)	Specifies the Field Office to be active each time the user enters CAIS.
Default Location Site Required	<i>User Detail</i>	Char(5)	Specifies the Site to be active each time the user enters CAIS.
Deferred Maintenance System Generated	<i>Asset Detail</i> <i>IU List</i>	Num(10)	Maintenance that was not performed when it should have been or was scheduled to be and which, therefore, is put off or delayed for a future period.

English Name	Window Name	Format	Definition
			<p>Maintenance costs and work do not include the following:</p> <ul style="list-style-type: none"> • Regularly scheduled janitorial work such as cleaning and preserving facilities and equipment. • Work performed in relocating or installing partitions, office furniture, and other associated activities. • Work usually associated with the removal, moving, and placement of equipment. • Work aimed at expanding the capacity of an asset or otherwise upgrading it to serve needs different from or significantly greater than those originally intended. • Improvement work performed directly by in-house workers or in support of construction contractors accomplishing an improvement. • Work performed on special projects not directly in support of maintenance or construction. • Non-maintenance roads and grounds work, such as grass cutting and street sweeping.
<p>Deferred Maintenance Calculation Method</p> <p>Optional</p>	<p><i>System Level Deficiency Cost</i></p>	<p>Char(10)</p>	<p>Pick list to identify the value to be used for Deferred Maintenance. Defaults to IU.</p> <p>Values are:</p> <ul style="list-style-type: none"> • Engineered • IU • Sys Level • Sys Level + IU
<p>Deferred Maintenance Engineered</p> <p>Optional</p>	<p><i>System Level Deficiency Cost</i></p>	<p>Num(10)</p>	<p>Represents an Engineer Estimated Cost for Deferred Maintenance by Volume.</p>
<p>Deferred Maintenance Indicator</p> <p>Required</p>	<p><i>IU Detail</i></p>	<p>Char(1)</p>	<p>A checkbox that indicates when checked that the IU Official Cost is included in the asset Deferred Maintenance cost.</p> <p>Defaults to unchecked.</p>

English Name	Window Name	Format	Definition
			The Repair Needs Indicator must be checked before the Deferred Maintenance Indicator can be checked.
Deferred Maintenance Index (DMI)	<i>Report 007</i>		Calculated for buildings and trailers: DMI = 100 * (1 – Deferred Maintenance / System Level Cost)
Deferred Maintenance IU System Generated	<i>System Level Deficiency Cost</i>	Num(10)	Sum of the IU Deferred Maintenance for an asset by Volume.
Deferred Maintenance Sys Level System Generated	<i>System Level Deficiency Cost</i>	Num(10)	If the System Level DM Yes/No data field = 'Yes', this is a calculated Deferred Maintenance cost by Volume based on the Percent Failed and Factor. Deferred Maintenance System Level = System Level Cost × System Level Factor × System Level Percent Failed
Description Optional	<i>IU Detail</i>	Char(200)	Detailed description of the inspection unit.
Email Required	<i>User Detail</i>	Char(100)	E-mail address associated with the user.
Email Notification Required	<i>User Detail</i>	Char(1)	A checkbox that indicates the user wishes to receive email notifications when new real property assets are added to CAIS.
Engineered Cost Optional	<i>IU Detail</i>	Num(14)	A vendor detailed cost estimate that includes overhead and profit for non-standard material, labor or equipment for one-off construction. Vendor estimates are good for 5 years. After 5 years, must be re-estimated. The vendor estimate should be attached to the IU. Input into this field will override any CAIS calculated costs in the Official Cost field.
Equipment ID Optional	<i>IU Detail</i>	Char(50)	Identification number associated with the equipment.
Estimate Description	<i>Estimate Detail</i>	Char(100)	A narrative description of the Estimate.

English Name	Window Name	Format	Definition
Optional			
Estimate ID System Generated	<i>Estimate Detail</i>	Num(12)	A system generated number that uniquely identifies the Estimate.
Estimate Name Required	<i>Estimate Detail</i>	Char(50)	The descriptive name of the Estimate.
Estimated Disposition Year FIMS	<i>Asset Detail</i>	Char(4)	This FIMS data field is display only. The estimated fiscal year that disposition of a real property asset will be completed (e.g. For Demolition it would be the estimated contract completion year. For Transfers outside the Department, the estimated year the property transfer will be completed). In cases where it is impossible to estimate a disposition year, sites may enter '9999'.
Estimated Value System Generated	<i>Estimate Detail</i>	Num(10)	Calculated cost for the Estimate line item. Includes Estimate Cost Adders if applied.
Field Office FIMS	<i>Asset Detail</i> <i>Site List</i> <i>User List</i>	Char(2)	This data field is imported from the Facilities Information Management System (FIMS) and is display only. Code used to identify the DOE Field Office or Operations Office.
Field Office Number	<i>Ad Hoc – Asset Level</i> <i>Ad Hoc – IU Level</i>		This data field is imported from the Facilities Information Management System (FIMS). Code used to identify the DOE Operations/Field Office. The first two digits of the Site Number identify the Field Office.
FIMS Upload Exclusion	<i>Asset Detail</i>	Char(1)	A Yes/ No data field. Yes, identifies that the asset's data (Repair Needs, Deferred Maintenance, Modernization Cost, Inspection Date, ...) <u>should not</u> be uploaded to FIMS. All new assets are defaulted to No, which allows the asset's data to be uploaded to FIMS.

English Name	Window Name	Format	Definition
First Name Required	<i>User Detail</i>	Char(35)	Represents the first name of the CAIS user.
Floor Height	<i>Estimate Detail</i>	Num(4)	The measurement from the floor to the ceiling in linear feet for a Custom RPV Model.
Functionality Assessment Date FIMS	<i>Asset Detail</i>	Date	<p>This date field is linked to the Functionality Assessment Date in the Facilities Information Management System (FIMS). This field may be input/updated in CAIS and will automatically update in FIMS upon clicking Save.</p> <p>The date of the most recent completed review to determine the difference between the asset's current physical condition and its capability to meet mission requirements to serve a designated function or use.</p> <p>Required for all buildings, trailers, and OSF when Status = 1 Operating, 2 Standby or 3 Outgranted.</p> <p>Functionality Assessments must occur at a minimum on a reoccurring 5 calendar year cycle, not more than 1,826 days between assessments.</p> <p>For new assets, the date of beneficial occupancy can be used.</p> <p>Future dates are not permissible.</p> <p>Do not enter a date unless a formal assessment has been performed based on Program Office guidance.</p> <p>If the Functionality Assessment Date was input in FIMS, the label will display "FIMS" on the Asset Detail window. If the date was input in CAIS, the label will display "CAIS" on the Asset Detail window.</p>
Funding Request Date Optional	<i>Project Detail</i>	Date	Represents the date a formal funding request was initiated for a project.

English Name	Window Name	Format	Definition
Funding Source Optional	<i>Project Detail</i>	Char(4)	Represents the source of financial resources to be used to complete the project. This pick list is created and maintained by the Site Administrator using the CAIS Site Data window.
Funding Type Optional	<i>Project Detail</i>	Char(4)	Represents the method that was used to fund the project. This pick list is created and maintained by the Site Administrator using the CAIS Site Data window.
Geographic Adjuster Required	<i>Area Detail</i> <i>Estimate Detail</i>	Num(10)	Used by the CAIS costing algorithm to account for where your Site is located geographically in the country. This number is updated annually by RS Means.
Group Optional	<i>Asset Detail</i>	Char(15)	Allows for the characterization of assets into categories that are independent of the area. This pick list is created and maintained by the Site Administrator using the CAIS Site Data window.
HQ Program Office FIMS	<i>Asset Detail</i> <i>Asset List</i>	Char(4)	This FIMS data field is display only. The DOE headquarters program office responsible for the building, trailer, or OSF and its operations (SC, EM, etc.).
In House Labor Optional	<i>Project Detail</i>	Char(1)	A Yes/No field that indicates if in-house labor was used as part of the project.
Inspection Date Required	<i>IU Detail</i>	Date	Date (MM/DD/YY) that represents when the IU inspection occurred.
Inspector ID	<i>Ad Hoc – IU Level</i>		Code associated with the name of the inspector who performed the Condition Assessment.
Inspector Name Required	<i>IU Detail</i> <i>IU List</i>	Char(30)	Identifies the name of the inspector who performed the Condition Assessment. This pick list is created and maintained by the Site Administrator using the CAIS Site Data window.

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IU Cost Adders Selected Optional	<i>IU Cost Adders</i>		Checkbox that identifies when checked that the cost adder is applied to the IU when the costs are calculated.
IU Number System Generated	<i>IU Detail</i> <i>IU List</i> <i>IU Search</i>	Num(10)	A unique identifier that is system generated and assigned to each inspection unit record that is input into CAIS.
IU Status Optional	<i>IU Detail</i>	Char(4)	Identifies the current status of the inspection unit. Values are: 01 Completed 02 Could Not Locate/Unknown 03 Demolished 04 Disconnected/Out of Service 05 Identified 06 Planned 07 Regular Online Equipment 08 Removed/No Longer Needed
IUs Locked Optional	<i>Project Detail</i>	Char(1)	Indicates if the Inspection Unit records associated with a project should be protected from being updated. Only Headquarters Administrator, Field Office Administrator, and Site Administrator security levels can update this data field.
Labor Hours	<i>Crew/Labor Information</i>		Represent the number of labor hours required to install one unit of work. To determine the number of labor hours required for a particular task: $\text{Hours} = \text{Quantity} \times \text{Labor Hours}$
Last Inspection Date Required	<i>Asset Detail</i>	Date	The date (MM/DD/YYYY) when the last inspection of the asset occurred.
Last Name Required	<i>User Detail</i>	Char(35)	Represents the last name of the CAIS user.
Last Updated System Generated	<i>IU Detail</i> <i>Project Detail</i>	Date	Represents the date (MM/DD/YY) of the last update to the inspection unit record or project.

English Name	Window Name	Format	Definition
Last Updated By System Generated	<i>Estimate List</i> <i>IU Detail</i> <i>Project Detail</i>	Char(30)	Represents the name of the last person who updated the inspection unit record, project or estimate/custom model.
Legacy Line Number Description	<i>IU Detail</i> <i>Line Number Search</i>		Displays the legacy RSM Line Number/description that is no longer supported by RS Means.
Legacy RSM Line Number	<i>Estimate Detail</i>		Displays the legacy RSM Line Number that is no longer supported by RS Means and should be updated to a current valid RSM Line Number.
Line Number Description System Generated	<i>Estimate Detail</i> <i>IU Detail</i> <i>Line Number Search</i>	Char(255)	The description of the RSM Line Number item.
Line Seq No System Generated	<i>Ad Hoc – IU Line Items</i>	Num(12)	Each IU Line Item has a system generated unique sequence number. This data field is used to update existing IU Line Items through the Upload process.
Location Optional	<i>IU Detail</i>	Char(40)	Pick list that identifies the physical location of the inspection unit within the real property asset.
Location Description Optional	<i>IU Detail</i>	Char(150)	A description of the location of the inspection unit within the real property asset. Use this field instead of using the User Defined fields for location description.
Locked Flag	<i>Ad Hoc – IU Level</i>	Char(1)	Identifies an inspection unit record that is locked from changes due to it being included in a project that was created using the projects module.
Mission Dependency FIMS	<i>Asset Detail</i>	Char(1)	This FIMS data field is display only. The value an asset brings to the performance of the mission as determined by DOE in one of the following categories. - Mission Critical - Mission Dependent, Not Critical - Not Mission Dependent

English Name	Window Name	Format	Definition
Modernization Cost System Generated	<i>Asset Detail</i>	Num(10)	Estimated cost representing improvements to the asset that result in better quality work, increased capacity, extended useful life as well as enhancing the value of the asset. The estimated Modernization Cost is a cumulative value over a rolling five (5) fiscal year timeframe to include the current plus four (4) fiscal years.
Modernization Indicator Required	<i>IU Detail</i>	Char(1)	A checkbox that indicates when checked that the IU Official Cost is included in the asset Modernization cost. Defaults to unchecked. This field can only be checked when the Repair Needs Indicator and the Deferred Maintenance Indicator are unchecked.
Modernization Type Required when Modernization Indicator is checked	<i>IU Detail</i>	Char(2)	Pick list that represents improvements that result in better quality work, increased capacity, extended useful life as well as enhancing the value of the asset.
Next Inspection Date Optional/System Generated	<i>Asset Detail</i>	Date	The date (MM/DD/YYYY) when the next condition assessment inspection is scheduled for. This date can be entered by the user or system generated based on the Inspection Frequency defined within CAIS.
No of Floors	<i>Estimate Detail</i>	Num(2)	The number of floors in a building including below grade floors. A floor may be defined as an internal structure designed to support personnel and/or equipment that covers at least 40% of the available area, i.e., not a catwalk. This data field is used for creating a Custom RPV Model.
Notes Optional	<i>IU Detail</i>	Char(2000)	Text field that contains notes associated with the IU record.
Official Cost System Generated	<i>IU Detail</i>	Num(14)	A system generated cost calculated at the Inspection Unit level that represents an estimated cost for the RSM Line Number(s) that have been selected. In calculating the

English Name	Window Name	Format	Definition
			<p>Official Cost, other factors will impact the cost which include Cost Adders and Geographic Adjuster.</p> <p>Official Cost is calculated at the IU Line Items level and summed to the Inspection Unit (IU).</p>
<p>Official Cost Estimate</p> <p>System Generated</p>	<i>Project Detail</i>	Num(12)	A system generated field that represents the sum of the Official Cost for all Inspection Unit records that are included in a Project.
Old IU Number	<i>Ad Hoc – IU Level</i> <i>Ad Hoc – IU Line Items Level</i>		Represents the original IU Number prior to the renumbering to assign unique values. The Old IU Number is only unique when combined with the Site Number.
<p>Optimum Year</p> <p>Optional</p>	<i>IU Detail</i>	Char(4)	Represents the year in which the inspection unit will become deficient if it is not repaired or replaced.
<p>Optional and User Defined Panels Expanded</p> <p>Optional</p>	<i>User Detail</i>	Char(1)	A checkbox that indicates when checked that the user wishes to have the IU Detail window Optional and User Defined sections always expanded upon entering the window. The IU Detail window default is to have the Optional and User Defined sections collapsed.
<p>Organization</p> <p>Required</p>	<i>User Detail</i>	Char(50)	Organization to which the user belongs.
<p>Overall Asset Condition</p> <p>FIMS</p>	<i>Asset Detail</i>	Char(11)	<p>This field is linked to the Overall Asset Condition in the Facilities Information Management System (FIMS). This field may be input/updated in CAIS and will automatically update in FIMS upon clicking Save.</p> <p>Based on a Condition Assessment Survey, Functionality Assessment, and other real property indicators, select one of the following:</p> <p>ADEQUATE <u>Buildings/Trailers</u> - Asset is fully capable of performing its current mission, meets all ES&H and/or security requirements, meets stated DOE objectives or goals, and has only minor deficiencies that can be corrected within normal operating budgets.</p>

English Name	Window Name	Format	Definition
			<p><u>OSF's</u> - Asset is fully capable of performing its current mission, meets all ES&H and/or security requirements, meets reliability goals, has adequate capacity, meets stated DOE requirements, and has only minor deficiencies that can be corrected within normal operating budgets.</p> <p>SUBSTANDARD</p> <p><u>Buildings/Trailers</u> - Asset has deficiencies that limit performance of the mission including attracting and maintaining key staff, poses added ES&H and/or security risk, or affects DOE requirements. Asset requires refurbishment to bring to adequate condition.</p> <p><u>OSF's</u> - Asset has deficiencies including reliability issues or capacity that limits performance or capacity of the mission, poses added ES&H and/or security risk, or affects DOE requirements. Asset requires refurbishment to bring to adequate condition.</p> <p>INADEQUATE</p> <p><u>Buildings/Trailers</u> - Asset has major deficiencies that significantly impair or put performance of the mission at risk, poses significant ES&H and/or security risk, or is unable to meet DOE requirements. Asset requires major refurbishment or replacement to bring it to adequate condition.</p> <p><u>OSF's</u> - Asset is unable to meet DOE requirements or has major deficiencies including reliability or capacity, which significantly impair or put performance of the mission at risk or pose significant ES&H or security risks. Asset requires major refurbishment or replacement to bring it to adequate condition.</p> <p>Required for all buildings, trailers, and OSF when Status = 1 Operating, 2 Standby or 3 Outgranted.</p>

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<p>Ownership</p> <p>FIMS</p>	<p><i>Asset Detail</i></p>	<p>Char(1)</p>	<p>This FIMS data field is display only.</p> <p>Identifies the property as: DOE Owned (O), DOE Leased (D), Contractor Leased (C), Contractor Owned (T), GSA Owned (G), GSA Leased (L), Federal Permit (P), Non-Federal Permit (N), DOE License (B) or Contractor License (E).</p>
<p>Password (New Password, Confirm New Password)</p> <p>Required</p>	<p><i>User Detail</i> <i>Update Password</i> <i>Password Reset</i></p>	<p>Char(20)</p>	<p>A sequence of characters used to logon to the CAIS. The password may consist of eight to twenty alphanumeric characters. It must start and end with a nonnumeric character. It must contain at least one (1) number and one of the following special characters within the first seven (7) positions.</p> <p style="text-align: center;">! # \$ % & () *</p>
<p>PBPI (Physical Barriers Preventing Inspection)</p> <p>FIMS</p>	<p><i>Asset Detail</i></p>	<p>Char(1)</p>	<p>This data field is linked to the PBPI in the Facilities Information Management System (FIMS). This field may be input/updated in CAIS and will automatically update in FIMS upon clicking Save.</p> <p>Indicates Yes (Y) or No (N) if a condition assessment for a DOE owned Other Structure and Facility (OSF) is not appropriate to determine Repair Needs/Deferred Maintenance because of physical barriers.</p> <p>For example, underground storage tanks or underground pipe systems generally cannot be visually inspected. The accepted practice in this case is to use engineering data such as studies, test results, ultrasound results or other auditable data sources to determine if repair or replacement is necessary.</p> <p>If auditable data indicates the existence and quantity of Repair Needs/Deferred Maintenance, a value should be entered in Repair Needs and Deferred Maintenance for PBPI = 'Yes' assets and the Inspection Date left blank.</p> <p>Required for DOE owned OSF.</p>

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Perimeter	<i>Estimate Detail</i>	Num(5)	The exterior linear feet of the asset's footprint for a Custom RPV Model.
Phone Number Required	<i>User Detail</i>	Char(14)	Telephone number and extension of the CAIS user.
Program Manager Optional	<i>Project Detail</i>	Char(35)	The name of the individual in charge of the Program for the Project.
Project Complete Date Optional	<i>Project Detail</i>	Date	Represents the date the project was completed.
Project Description Optional	<i>Project Detail</i>	Char(2000)	Text field that contains comments associated with the project record.
Project ID Required (Project Detail)	<i>Project Detail</i> <i>IU Detail</i>	Char(15)	A unique number that is generated by the user when a new project is created in the Projects module. The Project ID is displayed on the IU Detail window for IUs that are linked to a project.
Project Manager Optional	<i>Project Detail</i>	Char(40)	The name of the individual in charge of the Project.
Project Name Required	<i>Project Detail</i>	Char(30)	Represents the user assigned name of a project defined within the project module.
Project Start Date Optional	<i>Project Detail</i>	Date	Represents the date of initiation for the project.
Project Status Optional	<i>Project Detail</i>	Char(4)	A pick list identifying the status of the project. This pick list is created and maintained by the Site using the CAIS Administrator Site Data window.

English Name	Window Name	Format	Definition
Project Type Optional	<i>Project Detail</i>	Char(4)	A pick list Identifying the type of project. This pick list is created and maintained by the Site using the CAIS Administrator Site Data window.
Property ID FIMS	<i>Asset Detail</i> <i>Asset List</i> <i>IU Search</i> <i>Estimate Detail</i>	Char(20)	This FIMS data field is display only. A unique control number assigned to a property. Used on the Estimate Detail window to associate a Custom RPV Model with a specific FIMS asset.
Property Name FIMS	<i>Asset Detail</i> <i>Asset List</i>	Char(40)	This FIMS data field is display only. The name assigned to a specific property.
Property Type FIMS	<i>Asset Detail</i>	Char(1)	This FIMS data field is display only. . Code that identifies an asset by B - Building, S - Other Structures and Facilities (OSF), and T - Trailer.
Quantity Required	<i>IU Detail</i> <i>Estimate Detail</i>	Num(10,2)	Enter the quantity associated with the stated UOM (Unit of Measure) to calculate the cost. NOTE: Ensure the Quantity entered represents the stated Unit of Measure.
Real Property Unique ID FIMS			This data field is imported from the FIMS and is display only. A FIMS system generated number used to uniquely identify a real property asset.
Repair Needs System Generated	<i>Asset Detail</i> <i>System Level Deficiency Cost</i>	Num(10)	The estimated cost to restore a real property asset's component failures noted during a condition assessment survey to a state substantially equivalent to the most recently configured capacity, efficiency, or capability as required my mission. The "needs" originate from the real property asset, not necessarily management. Repair Needs will always be equal to or exceed Deferred Maintenance; the difference between the two depends on each noted deficiency's optimum period and acceptability to management.

English Name	Window Name	Format	Definition
Repair Needs Calculation Method Optional	<i>System Level Deficiency Cost</i>	Char(14)	Pick list to identify the value to be used for Repair Needs. Defaults to IU. Values are: <ul style="list-style-type: none"> • Engineered • IU • Sys Level • Sys Level + IU
Repair Needs Engineered Optional	<i>System Level Deficiency Cost</i>	Num(10)	Represents an Engineer Estimated Cost for Repair Needs by Volume.
Repair Needs Indicator Required	<i>IU Detail</i>	Char(1)	A checkbox that indicates when checked that the IU Official Cost is included in the asset Repair Needs cost. Defaults to checked. The Repair Needs Indicator must be checked before the Deferred Maintenance Indicator can be checked.
Repair Needs IU System Generated	<i>System Level Deficiency Cost</i>	Num(10)	Sum of the IU Repair Needs for an asset by Volume.
Repair Needs System Level System Generated	<i>System Level Deficiency Cost</i>	Num(10)	Calculated Repair Needs cost by Volume based on the Percent Failed and Factor. $\text{Repair Needs System Level} = \text{System Level Cost} \times \text{System Level Factor} \times \text{System Level Percent Failed}$
RPUID (Real Property Unique ID) FIMS	<i>Asset Detail</i>	Num(12)	This FIMS data field is display only. System generated number used to uniquely identify a property.
RPV (Replacement Plant Value) FIMS	<i>Asset Detail</i>	Num(14,2)	This FIMS data field is display only. Current cost to replace an existing asset with a new asset based on comparable size and current usage using current technology, codes, standards, and materials. This value does not include the cost of the underlying land, personal property (furnishings), sitework, D&D cost, demolition, contamination, and any production equipment.

English Name	Window Name	Format	Definition
<p>PV - CAIS</p> <p>System Generated</p>	<p><i>Estimate Detail</i></p>	<p>Num(10)</p>	<p>If a Property ID is linked to an asset, the calculated estimate total label on the Estimate Detail window is changed to 'RPV – CAIS'. This identifies a FIMS real property asset where the CAIS estimate value is used to automatically update the FIMS RPV.</p>
<p>RPV Model</p> <p>FIMS</p>	<p><i>Asset Detail</i> <i>System Level Deficiency Cost</i></p>	<p>Char(4)</p>	<p>This FIMS data field is display only.</p> <p>Each model represents a typical building that would be built to replace an existing building based on its current usage using today's construction techniques, materials, and current building codes. The model uses costs and engineering statistics compiled by RS Means.</p> <p>The RPV unit cost per square foot is provided with the RPV Model description.</p>
<p>RSM Line Number</p> <p>Required</p>	<p><i>Estimate Detail</i> <i>IU Detail</i></p>	<p>Char(12)</p>	<p>A unique 12-character number that represents specific material, task, or construction items in the RS Means database that conform to the Construction Specifications Institute MasterFormat.</p> <p>If the RSM Line Number begins with a number, it represents a MasterFormat component which is commonly used for unique or smaller projects. If the RSM Line Number begins with an alphabetic character, it represents an Assembly which is a collection of MasterFormat components that represent larger or more common projects.</p> <p>ZZ9999 RSM Line Numbers are generated in CAIS when existing RSM Line Number are designated as obsolete or are deleted by RS Means. This generation occurs when the new RS Means cost data is being applied to CAIS annually. Line Items with ZZ9999 RSM Line Numbers should be deleted and new Line Items created to replace the no longer valid RSM Line Number. The Line Number Description data field provides the Line Number Description of the original RSM Line Number to aid in searching for a replacement RSM Line Number.</p>

English Name	Window Name	Format	Definition										
RSM Unit Cost	<i>IU Detail</i>	Num	The RS Means cost associated with the RSM Line Number and the Unit of Measure.										
Security Level Required	<i>User Detail</i>	Char(25)	Determines the Add, Update, and Delete capability of the user. The levels of CAIS security are: HQ Admin HQ Read Only Field Office Admin Field Office User Field Office Read Only Site Admin Site User Site Read Only										
Selected Table Optional	<i>Site Data</i>		Pick list that allows the editing of the following user definable tables: <table border="1" data-bbox="1220 683 1829 842"> <tr> <td>Cost Adder</td> <td>Project Status</td> </tr> <tr> <td>Funding Source</td> <td>Project Type</td> </tr> <tr> <td>Funding Type</td> <td>Site Defined 1</td> </tr> <tr> <td>Group</td> <td>Site Defined 2</td> </tr> <tr> <td>Inspector</td> <td>Site Defined 3</td> </tr> </table>	Cost Adder	Project Status	Funding Source	Project Type	Funding Type	Site Defined 1	Group	Site Defined 2	Inspector	Site Defined 3
Cost Adder	Project Status												
Funding Source	Project Type												
Funding Type	Site Defined 1												
Group	Site Defined 2												
Inspector	Site Defined 3												
Site Cost Adders Selected Optional	<i>Site Cost Adders</i>		Checkbox that identifies when checked that the cost adder is applied to all the assets and IU under the Site when the costs are calculated.										
Site Defined 1 Optional	<i>IU Detail</i>	Char(75)	This is a Site created and maintained pick list. It is used and defined on an individual Site basis. This pick list is created and maintained using the CAIS Site Data window.										
Site Defined 2 Optional	<i>IU Detail</i>	Char(50)	This is a Site created and maintained pick list. It is used and defined on an individual Site basis. This pick list is created and maintained using the CAIS Site Data window.										
Site Defined 3 Optional	<i>IU Detail</i>	Char(50)	This is a Site created and maintained pick list. It is used and defined on an individual Site basis. This pick list is created and maintained using the CAIS Site Data window.										

English Name	Window Name	Format	Definition
Site Name FIMS	<i>Site List</i> <i>Area List</i> <i>Asset Detail</i> <i>User List</i>	Char(50)	This data field is imported from the Facilities Information Management System (FIMS) and is display only. Name assigned to a DOE Site.
Site Number FIMS	<i>Site List</i>	Char(5)	This data field is imported from the Facilities Information Management System (FIMS) and is display only. Five-digit number that uniquely identifies the Site.
Size FIMS	<i>Asset Detail</i> <i>Estimate Detail</i>	Num(16,3)	This FIMS data field is display only. <u>Buildings and Trailers:</u> Gross Sqft (<u>recorded for DOE owned</u>) Preferred Method: The area of all floor areas on all levels of a building or trailer in square feet as determined by using an industry standard methodology such as ANSI/BOMA Z65.3-2009, <i>Gross Area of a Building: Standard Methods of Measurement</i> . Secondary Method: The total floor area of a building or trailer in square feet measured between exterior finished surfaces and multiplied by the number of floors. Rentable Sqft (<u>recorded for all Ownerships except DOE owned</u>) The rentable area, in SQFT, ingrant under the current agreement as determined using ANSI/BOMA Z65.1-2010, Office Buildings: Standard Methods of Measurement. It is the area, measured to the inside finished surface of the permanent outer building walls, excluding any major vertical penetrations of the floor. Areas of columns and building projections are included in rentable area. Excluded are exterior walls, major vertical penetrations, and interior parking spaces. If the ingrant is based on gross square footage, the rentable area is determined using ANSI/BOMA Z65.3-2009, Gross Areas of a Building: Standard Methods of Measurement. For GSA owned and GSA leased buildings, the ANSI rentable area assigned by the Occupancy Agreement.

English Name	Window Name	Format	Definition
			<p>OSF: A numeric value representing the measurement for an OSF based upon the unit of measure generated by FIMS from the OSF usage code.</p>
<p>Size Unit of Measure FIMS</p>	<p><i>Asset Detail</i></p>	<p>Char(5)</p>	<p>This data field is imported from the Facilities Information Management System (FIMS) and is display only.</p> <p>The unit in which the data element Size is measured, i.e., acres, gross sqft.</p> <p>The label displayed is based on the Usage Code.</p>
<p>Source Required</p>	<p><i>Estimate Detail</i> <i>Line Number Search</i></p>	<p>Char(19)</p>	<p>A pick list used by the Line Number Search window to filter the RS Means cost data being searched. Choices are:</p> <p><u>Assembly</u> - Consists of a collection of components which make up the functional elements that are common to most assets. Assembly data is arranged according to the UNIFORMAT II classification system. An example of an Assembly would be for a roof or footing. An assembly option would make it easy to find all of the components of a roof or footing in one single line item. Generally, this option is associated with new construction.</p> <p><u>Maintenance Assembly</u> - Consists of a collection of components which make up the functional elements that are common to most assets that are associated with maintenance and/or repair activities of existing construction. Assembly data is arranged according to the UNIFORMAT II classification system.</p> <p><u>Maintenance Master Format</u> - Represents a master list of titles and numbers used to organize specifications and other project information for most commercial asset design and construction projects. This option represents Master Format asset components associated with maintenance and/or repair activities of existing construction.</p>

English Name	Window Name	Format	Definition
			<p><u>Master Format</u> - Represents a master list of titles and numbers used to organize specifications and other project information for most commercial asset design and construction projects. CAIS uses Master Format 2014 to cover many of the new modern technologies, materials and procedures used today. Master Format represents individual asset components. Generally, this option is associated with new construction.</p>
Staged IU	<i>Ad Hoc – IU Level</i>		<p>Valid values:</p> <p>Y - The IU was created by the Mobile IU process and not yet completed/finalized/updated.</p> <p>M - The IU record was created by the Mobile IU process and then updated through the upload or the IU Detail window.</p> <p>N - The IU was created through the IU Detail or the upload process.</p>
<p>Status</p> <p>FIMS</p>	<i>Asset Detail</i>	Char(2)	<p>This FIMS data field is display only.</p> <p>Reflects programmatic intentions as well as the predominant physical/operational status of an asset based on size. The selections are as follows:</p> <ul style="list-style-type: none"> Operating Standby Outgranted Shutdown Undergoing Stabilization/Deactivation Undergoing Decommissioning Undergoing Disposition
System Level Condition Index (SLCI)	<i>Report 007</i>		<p>Calculated for buildings and trailers:</p> <p>$SLCI = 100 * (1 - \text{Repair Needs for the System} / \text{System Level Repair Cost})$</p>
<p>System Level Cost (by Volume)</p> <p>System Generated</p>	<i>System Level Deficiency Cost</i>	Num(14)	<p>System generated cost based on the asset's RPV multiplied by the RPV Ratio for each of the Volumes.</p>

English Name	Window Name	Format	Definition								
System Level DM Optional	<i>System Level Deficiency Cost</i>	Char(1)	Yes/No flag to indicate if the calculated Repair Needs System Level cost should also be used for the Deferred Maintenance System Level cost.								
System Level Factor Optional	<i>System Level Deficiency Cost</i>	Num(6,3)	Factor used in the calculation of the System Level Repair Needs. Defaults to 1.000. Values can range from .001 to 10.000. $\text{Repair Needs System Level} = \text{System Level Cost} \times \text{System Level Factor} \times \text{System Level Percent Failed}$								
System Level Percent Failed Optional	<i>System Level Deficiency Cost</i>	Num(3)	Pick list of values from 0 to 100 incremented by 5. Represents the percentage of the Volume in failure. Used as part of the calculation for Repair Needs System Level cost. $\text{Repair Needs System Level} = \text{System Level Cost} \times \text{System Level Factor} \times \text{System Level Percent Failed}$								
Total Deferred Maintenance System Generated	<i>System Level Deficiency Cost</i>		This system generated value for each Volume is based on the Deferred Maintenance (DM) Calculation Method. <table border="1" data-bbox="1220 852 1885 1104"> <thead> <tr> <th>If DM Calculation Method is</th> <th>Displayed Cost Value equals</th> </tr> </thead> <tbody> <tr> <td>Engineered IU</td> <td>Deferred Maintenance Engineered IU</td> </tr> <tr> <td>Sys Level</td> <td>Deferred Maintenance Sys Level</td> </tr> <tr> <td>Sys Level + IU</td> <td>Deferred Maintenance Sys Level + Deferred Maintenance IU</td> </tr> </tbody> </table>	If DM Calculation Method is	Displayed Cost Value equals	Engineered IU	Deferred Maintenance Engineered IU	Sys Level	Deferred Maintenance Sys Level	Sys Level + IU	Deferred Maintenance Sys Level + Deferred Maintenance IU
If DM Calculation Method is	Displayed Cost Value equals										
Engineered IU	Deferred Maintenance Engineered IU										
Sys Level	Deferred Maintenance Sys Level										
Sys Level + IU	Deferred Maintenance Sys Level + Deferred Maintenance IU										
Total DM System Generated	<i>Project Detail</i>	Num(12)	A system generated field that represents the sum of the Official Cost where the Deferred Maintenance Indicator is checked for all Inspection Unit records that are linked to a Project.								
Total Estimate Value System Generated	<i>Estimate Detail Estimate List</i>	Num(10)	Calculated total cost for the Estimate. May include Cost Adders for the Estimate line items if applied and an Additional Cost if added.								
Total Modernization System Generated	<i>Project Detail</i>	Num(12)	A system generated field that represents the sum of the Official Cost where the Modernization Indicator is checked for all Inspection Unit records that are linked to a Project.								

English Name	Window Name	Format	Definition										
Total Non-DM System Generated	<i>Project Detail</i>	Num(12)	A system generated field that represents the sum of the Official Cost where the Deferred Maintenance Indicator is not checked for all Inspection Unit records that are linked to a Project.										
Total Repair Needs System Generated	<i>Project Detail</i> <i>System Level Deficiency Cost</i>	Num(12)	<p>For the Projects module, a system generated field that represents the sum of the Official Cost where the Repair Needs Indicator is checked for all Inspection Unit records that are linked to a Project.</p> <p>For the System Level Deficiency Cost, this system generated value for each Volume is based on the Repair Needs (RN) Calculation Method.</p> <table border="1"> <thead> <tr> <th>If RN Calculation Method is</th> <th>Displayed Cost Value equals</th> </tr> </thead> <tbody> <tr> <td>Engineered</td> <td>Repair Needs Engineered</td> </tr> <tr> <td>IU</td> <td>Repair Needs IU</td> </tr> <tr> <td>Sys Level</td> <td>Repair Needs Sys Level</td> </tr> <tr> <td>Sys Level + IU</td> <td>Repair Needs Sys Level + Repair Needs IU</td> </tr> </tbody> </table>	If RN Calculation Method is	Displayed Cost Value equals	Engineered	Repair Needs Engineered	IU	Repair Needs IU	Sys Level	Repair Needs Sys Level	Sys Level + IU	Repair Needs Sys Level + Repair Needs IU
If RN Calculation Method is	Displayed Cost Value equals												
Engineered	Repair Needs Engineered												
IU	Repair Needs IU												
Sys Level	Repair Needs Sys Level												
Sys Level + IU	Repair Needs Sys Level + Repair Needs IU												
Unit of Measure (UOM)	<i>Estimate Detail</i> <i>IU Detail</i>		Identifies the measurement associated with the RSM Line Number.										
Update All IUs with Last Inspection Date	<i>Asset Detail</i>		<p>This check box will update the Inspection Date (IU level) data field for all active Inspection Unit records (IUs) associated with the asset with the date in the Last Inspection Date (Asset level) data field.</p> <p>To perform this update, simply click the check box and click the Save button.</p>										
Update Last Inspection Date Required	<i>Site Detail</i>	Char(1)	Indicates whether the Last Inspection Date at the asset level is updated with the Last Inspection Date from the IU level. Selections for this field are 'Yes' or 'No'.										
Updated by FIMS System Generated	<i>Asset Detail</i>	Date	The field represents the date (MM/DD/YYYY) the property was last updated in FIMS.										
Urgency Optional	<i>IU Detail</i>	Char(2)	This pick list identifies the timeframe/attention to be given to the repair or replacement. Values are:										

English Name	Window Name	Format	Definition								
			<table border="1"> <tr> <td data-bbox="1220 228 1577 256">01 – None</td> <td data-bbox="1577 228 1913 256">05 – Within 6-10 Years</td> </tr> <tr> <td data-bbox="1220 256 1577 321">02 – Within 1 Year (immediately)</td> <td data-bbox="1577 256 1913 321">06 – Out-years (11+)</td> </tr> <tr> <td data-bbox="1220 321 1577 349">03 – Within 1-2 Years</td> <td data-bbox="1577 321 1913 349">07 – To Be Demolished</td> </tr> <tr> <td data-bbox="1220 349 1577 376">04 – Within 3-5 Years</td> <td data-bbox="1577 349 1913 376"></td> </tr> </table>	01 – None	05 – Within 6-10 Years	02 – Within 1 Year (immediately)	06 – Out-years (11+)	03 – Within 1-2 Years	07 – To Be Demolished	04 – Within 3-5 Years	
01 – None	05 – Within 6-10 Years										
02 – Within 1 Year (immediately)	06 – Out-years (11+)										
03 – Within 1-2 Years	07 – To Be Demolished										
04 – Within 3-5 Years											
Usage Code FIMS	<i>Asset Detail</i> <i>System Level Deficiency Cost</i>	Char(4)	This FIMS data field is display only. Code which designates the predominant current use based on size of a real property asset. For example, buildings used for office purposes are classified as office even though certain smaller portions of them may be used for storage or research.								
User Defined 1 User Defined 2 User Defined 3 User Defined 4 User Defined 5 User Defined 6 User Defined 7 User Defined 8 User Defined 9 Optional	<i>IU Detail</i>	Char(256) Char(256) Char(256) Char(256) Char(256) Char(30) Char(30) Char(30) Char(30)	These nine (9) optional data fields are specific to each Site and are defined by the Site.								
User ID Required	<i>User Detail</i>	Char(8)	Uniquely identifies the user to CAIS. The User ID may consist of a minimum of four up to eight alphanumeric characters. The User ID must begin with an alphabetic character.								
Wall/Framing Type	<i>Estimate Detail</i>	Char(100)	Pick list with applicable wall or framing components used for a Custom RPV Model.								
Volume Required	<i>IU Detail</i> <i>System Level Deficiency Cost</i>	Char(3)	Represents the Uniformat II which is a standard for classifying building elements and related site work. Elements are defined as major components common to most buildings. Uniformat II represents the following: A10 Foundations A20 Basement Construction B10 Superstructure B20 Exterior Closure B30 Roofing								

English Name	Window Name	Format	Definition
			<p>C10 Interior Construction C20 Interior Stairs C30 Interior Finishes D10 Conveying Systems D20 Mechanical - Plumbing D30 Mechanical - HVAC D40 Mechanical - Fire Protection D50 Electrical Systems E10 Equipment E20 Furnishings F10 Specialty Systems F20 Selective Building Demo G10 Sitework Preparation G20 Sitework Improvements G30 Sitework Mechanical Util. G40 Sitework Electrical Util. G90 Sitework Other</p> <p>On the IU Detail, Volume is system generated for Assembly or Maintenance Assembly RSM Line Numbers (those that begin with an alphabetic letter). For Master Format or Maintenance Master Format RSM Line Numbers (those that begin with a numeric), the Volume must be input.</p>
<p>Work Order</p> <p>Optional</p>	<p><i>IU Detail</i></p>	<p>Char(25)</p>	<p>Used to identify a work order related to the IU.</p>
<p>Year Built</p> <p>FIMS</p>	<p><i>Asset Detail</i></p>		<p>This FIMS data field is display only.</p> <p>For DOE construction, the calendar year (YYYY) that a building/trailer is accepted for beneficial occupancy. If acquiring an existing building/trailer, it is the calendar year the building/trailer was constructed (best estimate if unknown).</p> <p>For OSFs, the calendar year (YYYY) construction of the structure was completed.</p>
<p>Year Installed</p>	<p><i>IU Detail</i></p>	<p>Num(4)</p>	<p>The year (YYYY) the inspection unit was installed.</p>

English Name	Window Name	Format	Definition
Optional			