



Property Inventory Classification

PSU Property Inventory requires that the final contract costs be broken into different classifications on all projects. Projects that span work across multiple campuses or buildings must be broken down by campus and facility. The total value does not need to equal the contract value, but it cannot exceed the total scheduled value of the contract. The classifications are defined below.

CONSTRUCTION-EXTERIOR: Cost associated with covered structures, covered walkways, and retaining walls.

CONSTRUCTION-INTERIOR: Cost associated with interior doors and hardware, wall systems, studs, drywall, architectural trim work, handrails, windows, and many other items.

ELEVATORS: Cost associated with freight, passenger, and conveyor systems, including the motors, cables, and control.

FIRE PROTECTION: Cost associated with signal systems, master panels, smoke detectors, inspections, maintenance, and repair or replacement of the entire system.

FIXED EQUIPMENT: Cost associated with equipment such as walk-in freezers, cabinets, etc. *Building MEP Equipment is NOT fixed equipment.*

FLOOR COVER: Cost associated with carpet linoleum, ceramic tile, quarry tile, or the materials applied to the floor.

FLOOR STRUCTURE: Cost associated with floor trusses, decks, cast-in-place concrete slabs.

FOUNDATION: Cost associated with concrete pilings, footings, and foundation walls.

HEATING, VENTILATION, AND AIR CONDITIONING (HVAC): Cost associated with reciprocators and fans, chillers, compressors, condensers, controls, coolers, dehumidifiers, precipitators, pumps, fans, and air handling equipment, ductwork, and piping.

LAND IMPROVEMENT: Cost associated with parking lots, landscaping, etc.

LIGHTING ELECTRICAL: Cost associated with light fixtures and ballasts, conduit and wiring, emergency lightingsystems, emergency generators and controls, feed wiring, switchgear, and transformers.

MOVEABLE EQUIPMENT: Cost is anything loosely plumbed to the building, e.g., microscopes, robotics, lab equipment. If you could flip the building upside down and shake it, whatever falls is considered moveable equipment.

**Building MEP Equipment is NOT moveable equipment.*

***The Contractor is responsible for providing an itemized list (quote or invoice) of the moveable equipment uploaded to e-Builder using the SOV file naming convention. Though the list is a*



separate document, the total value for moveable equipment must be listed on the dynamic grid within e-Builder.

NETWORKING – TELECOM: Costs associated with conduit, wire, devices, telecom room equipment

PIPING – PLUMBING: Cost associated with fixtures, piping, sewerage ejectors, and miscellaneous pumps, motors, and controls.

ROOF COVER: Cost associated with composition shingles, build-up tar and gravel, slate, and electrometric.

ROOF STRUCTURE: Cost associated with rafters, sheathing, deck bracing, and ties.

SITE PREPARATION: Cost associated with grading the site, removing unwanted trees and debris, drain tile, termite treatment, waterproofing, temporary plumbing, temporary fencing, lighting, temporary electricity, and other temporary items.

STEEL FRAME: Cost associated with steel columns and beams, structural bearing walls, pilasters, and bond beams.

WALLS-EXTERIOR: Cost associated with storefronts, entrance doors, siding, and brick veneers.