

Typical Life-Cycle Repair / Replacement Schedule

Print Date 08.04.21

Description	Typical Replacement Cycle / Life Expectancy (Years)
DIVISION 7 – THERMAL AND MOISTURE PROTECTION	
Roofing & Waterproofing - Preventative Maintenance and Repair	Annual
Exterior Waterproofing Replacement	10
Roof Replacement - Single-Ply	20
Roof Replacement - Metal	20
Roof Replacement - Built-up	20
Roof Replacement - Shingle	15
DIVISION 8 – OPENINGS	
Exterior Doors (General/Misc.)	25
Exterior Doors (Pedestrian) - Wood	15
Exterior Doors (Pedestrian) - Aluminum	20
Exterior Doors (Pedestrian) - Steel	25
Exterior Windows	25
Interior Doors	25
DIVISION 9 – FINISHES	
Exterior Plaster	6
Interior Painting - Wall Surfaces, Corridors, Gymnasium, Toilet CMU Walls	8
Wall Finishes (General/Misc.)	10
Exterior Wall Finishes - Vinyl and Metal	30
Ceiling Finishes	20
Floor Finishes (General/Misc.)	15
Flooring Replacement - Carpet	20
Flooring Replacement - Vinyl Tile	12
Flooring Replacement - Two-part Epoxy	10
Flooring Replacement - Terrazzo, Marble, Concrete	50
Flooring Refinish - Gymnasium Wood	12
Flooring Refinish - Stage	15
Flooring Refinish - Dance Studio	12
DIVISION 10 – INTERIOR SPECIALTIES	
Toilet Partitions, Toilet and Bath Accessories	25
Metal Lockers	25
Marker and Tack Boards	15

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DIVISION 11 – EQUIPMENT	
Foodservice Storage - Cold Storage and Refrigeration	20
Foodservice Preparation - Convection Steamer Boilers	7
Foodservice Preparation - Heavy Equipment: Convection Ovens, Tilt Braising Pans	15
Foodservice Dispensing - Holding Cabinets, Serving Counters and Beverage Units	15
Foodservice Cleaning and Disposal - Dishmachines	15
Kitchen Renovation	25
Library Equipment - Shelving	40
Athletic - Scoreboards	15
Athletic - Gymnasium (Misc.)	10
Athletic/Recreation - Gymnasium Seating	30
Theater/Stage - Rigging Rope Stretch Test	5
Theater/Stage - Stage Drapery and All Components	15
Theater/Stage - Stage Dimmers	20
Theater/Stage - Stage Lighting Fixtures	25
Laundry Equipment	10
Vehicular Equipment	20
DIVISION 12 – FURNISHINGS	
Casework	30
Horizontal Blinds	20
Countertops and Casework (Misc.)	15
DIVISION 13 – SPECIAL CONSTRUCTION	
Musical Instrument Storage	20
DIVISION 14 – CONVEYING EQUIPMENT	
Elevators and Lifts	30
DIVISION 21 – FIRE SUPPRESSION	
Fire Alarm System	15
Fire Alarm & Detection	10
Fire Sprinklers & Standpipe	25
DIVISION 22 – PLUMBING	
Piping	25
Fixtures	20
Domestic Water Heater Replacement	10
Domestic Water Distribution	30
Sanitary Waste	30
Facility Storm Drainage	30

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DIVISION 23 – HEATING, VENTILATING AND AIR CONDITIONING (HVAC)	
Indoor Boiler	20
Outdoor Boiler	10
Indoor Chiller	20
Outdoor Chiller	10
AHU's	20
Outdoor RTU's	10
Cooling Towers	15
Cooler/Freezer Condensing Units	10
Water Source Heat Pump	27
DX Equipment	10
DX Equipment (Remote Gym)	10
DDC Controls	18
Exhaust Fan Replacement	15
HVAC Branch Piping Replacement	25
Fan Coil Unit Replacement	15
HVAC Ductwork Replacement	25
HVAC Pumps	10
HVAC Distribution Systems	25
Heat Generating Systems	25
Cooling Generating Systems	25
Terminal & Package Units	25
HVAC Controls & Instrumentation	25
DIVISION 26 – ELECTRICAL	
Outdoor Switchgear	15
Generator - Indoor	15
Generator - Outdoor	10
Electrical Distribution Equipment	25
Lighting	20
Branch Wiring	30
Electrical Service & Distribution	40
Emergency Power	20
DIVISION 27 – COMMUNICATIONS	
Public Address System	15
Data Cabling	10
Data Network Equipment	6
Telephone System	10
DIVISION 28 – ELECTRONIC SAFETY AND SECURITY	
Security - Intrusion/Access	15
Security - Camera System	15

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DIVISION 31 – EARTHWORK	
DIVISION 32 – EXTERIOR IMPROVEMENTS (SITE AND EXTERIOR ATHLETIC SURFACES)	
Asphalt Paving - Seal Coat (Alternate with Overlay)	5
Asphalt Paving - Base Repair and Overlay (Alternate with Seal Coat)	15
Parking Lot / Fire Lane Striping	3
Athletic Turf Replacement - Natural Turf	20
Athletic Turf Maintenance - Natural Turf (mowing, seed, fertilizer, weed control, line painting, sod repair, water)	(Daily, Weekly, Monthly)
Athletic Turf Replacement - Synthetic	8
Track Resurface	6
Tennis Court Resurface	6
DIVISION 33 – UTILITIES	
DIVISION 34 – TRANSPORTATION	
DIVISION 46 – WATER AND WASTEWATER PRELIMINARY TREATMENT	
Grease Trap Replacement	20