

**FAC 2163      Ammunition Maintenance Facility, Depot**

RUC:            \$165.48 SF

Source:        USACE PAX Newsletter 3.2.2 dated 20 Mar 09  
CC 21610  
Deflated to FY-09 using Appendix C of newsletter  
In V12, Tri-Service and USACE PAX Newsletter values were updated while  
all other values were inflated only.

SUC:            \$4.15 SF

Source:        Cost Works model, inflated to FY-09 using Green Book Table 5-6 (O&M  
less DHP)  
In V12, values were inflated only.

Model follows:

Chart:         A chart showing relative annual sustainment requirements  
follows:

**FAC 2163-Ammunition Maintenance Facility, Depot**  
**CostWorks 2008 Quarter 2**

Design Life= 50  
Average S.F= 2,679

C.S.F=100 S.F; MSF=1000 S.F  
Sq=100 S.F; M.L.F=1000 L.F

This spreadsheet was  
exported from R.S Means  
CostWorks

Terminal Cutoff is the removal of a single task occurrence if that task occurs  
within 10% of the end of the design life and if the frequency of the task exceeds  
20% of the design life. This prevents scheduling major work near the end of the  
design life

Description	Frequency	Crew	Qty	Unit	Total In-House	Total Incl. O&P Design Life	Release Occurrences	Occurrences in Cutoff	Adjusted	Terminal
Repair brick wall - 1st floor	25	1 Bric	76.000	S.F.	2,812.00	3,416.96 2008 Qtr 2		2	1 \$	3,416.96
Repair 8" concrete block wall - 1st floor	25	1 Bric	162.700	S.F.	3,263.76	3,969.88 2008 Qtr 2		2	1 \$	3,969.88
Replace 8" concrete block wall - 1st floor	60	2 Bric	16.270	C.S.F.	16,186.53	19,484.46 2008 Qtr 2		0	0 \$	-
Replace aluminum siding - 2nd floor	35	1 Carp	12.950	C.S.F.	7,303.15	8,799.27 2008 Qtr 2		1	1 \$	8,799.27
Refinish aluminum siding - 2nd floor	20	1 Pord	12.950	C.S.F.	3,044.16	3,734.39 2008 Qtr 2		2	2 \$	7,468.78
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	1 Carp	0.800	Ea.	91.97	108.96 2008 Qtr 2		2	2 \$	217.92
Replace 2'-0" x 3'-0" aluminum window - 1st floor	50	1 Carp	8.000	Ea.	3,508.80	4,103.92 2008 Qtr 2		1	0 \$	-
Replace glass - 1st floor (1% of glass)	1	1 Carp	0.480	S.F.	4.34	5.10 2008 Qtr 2		50	50 \$	254.88
Repair 3'-9" x 5'-5" steel frame window - 2nd flr.	20	1 Carp	1.300	Ea.	392.29	462.06 2008 Qtr 2		2	2 \$	924.12
Refinish 3'-9" x 5'-5" steel frame window - 2nd flr.	5	1 Pord	13.000	Ea.	1,617.59	1,993.29 2008 Qtr 2		10	10 \$	19,932.90
Replace 3'-9" x 5'-5" steel frame window - 2nd flr.	45	1 Carp	13.000	Ea.	20,614.88	23,760.23 2008 Qtr 2		1	1 \$	23,760.23
Finish new 3'-9" x 5'-5" st. fr. window - 2nd flr.	45	1 Pord	13.000	Ea.	1,502.80	1,850.55 2008 Qtr 2		1	1 \$	1,850.55
Replace glass - 2nd floor (1% of glass)	1	1 Carp	3.240	S.F.	162.62	198.42 2008 Qtr 2		50	50 \$	9,920.88
Refinish 12' x 24' steel double roll-up door	5	1 Pord	2.000	Ea.	677.06	824.04 2008 Qtr 2		10	10 \$	8,240.40
Replace 12' x 24' steel double roll-up door	35	2 Carp	2.000	Ea.	13,302.80	15,441.28 2008 Qtr 2		1	1 \$	15,441.28
Repair steel, painted, door	14	1 Carp	0.200	Ea.	116.49	137.27 2008 Qtr 2		3	3 \$	411.82
Refinish 3'-0" x 7'-0" steel, painted, door	4	1 Pord	2.000	Ea.	65.82	80.62 2008 Qtr 2		12	12 \$	967.44
Replace 3'-0" x 7'-0" steel, painted, door	45	1 Carp	2.000	Ea.	1,064.16	1,240.08 2008 Qtr 2		1	1 \$	1,240.08
Debris removal and visual inspection built-up roofing	1	2 Rofc	0.670	M.S.F.	19.66	23.68 2008 Qtr 2		50	50 \$	1,184.23
Non-destructive moisture inspection built-up roofing	5	2 Rofc	0.670	M.S.F.	60.82	73.57 2008 Qtr 2		10	10 \$	735.66
Total roof replacement built-up roofing	28	G1	6.700	Sq.	3,824.23	4,528.87 2008 Qtr 2		1	1 \$	4,528.87
Minor membrane repairs - (2% of roof area) built-up roofing	5	G5	0.134	Sq.	46.17	54.54 2008 Qtr 2		10	10 \$	545.43
Flashing repairs - (2 S.F. per sq. repaired) built-up roofing	5	2 Rofc	0.268	S.F.	0.90	1.07 2008 Qtr 2		10	10 \$	10.72
Minor membrane replacement - (25% of roof area) built-up roofing	20	G5	1.675	Sq.	995.67	1,187.71 2008 Qtr 2		2	2 \$	2,375.42
Debris removal by hand & visual inspection metal steep roofing	1	2 Rofc	1.517	M.S.F.	26.93	32.46 2008 Qtr 2		50	50 \$	1,623.19
Total metal panel replacement metal steep roofing	30	2 Rofc	15.170	Sq.	10,047.55	11,946.53 2008 Qtr 2		1	1 \$	11,946.53
Minor finish repairs - (2% of roof area) metal steep roofing	5	2 Rofc	30.340	S.F.	82.22	97.69 2008 Qtr 2		10	10 \$	976.95
Flashing replacement - (2 S.F. per sq. repaired) metal steep roofing	5	2 Rofc	0.606	S.F.	8.75	10.50 2008 Qtr 2		10	10 \$	105.02
Minor replacement - (2.5% of roof area) metal steep roofing	20	2 Rofc	37.930	S.F.	339.09	402.82 2008 Qtr 2		2	2 \$	805.63
Repair steel painted interior door	14	1 Carp	0.500	Ea.	83.88	99.07 2008 Qtr 2		3	3 \$	297.21
Refinish 3'-0" x 7'-0" steel painted interior door	4	1 Pord	5.000	Ea.	247.00	304.10 2008 Qtr 2		12	12 \$	3,649.20
Replace 3'-0" x 7'-0" steel painted interior door	60	1 Carp	5.000	Ea.	4,687.70	5,449.80 2008 Qtr 2		0	0 \$	-
Repair fully glazed wood door	10	1 Carp	0.100	Ea.	16.78	19.81 2008 Qtr 2		5	5 \$	99.07
Refinish 3'-0" x 7'-0" fully glazed wood door	4	1 Pord	1.000	Ea.	69.22	85.39 2008 Qtr 2		12	12 \$	1,024.68
Replace 3'-0" x 7'-0" fully glazed wood door	40	1 Carp	1.000	Ea.	981.02	1,147.26 2008 Qtr 2		1	1 \$	1,147.26
Replace insulating glass (3% of glass) fully glazed wooden doors	1	1 Carp	0.630	S.F.	28.59	33.53 2008 Qtr 2		50	50 \$	1,676.43
Repair solid core wood door interior	11	1 Carp	0.100	Ea.	16.78	19.81 2008 Qtr 2		4	4 \$	79.26
Refinish 3'-0" x 7'-0" solid core wood door interior	4	1 Pord	1.000	Ea.	42.22	51.98 2008 Qtr 2		12	12 \$	623.76

**FAC 2163-Ammunition Maintenance Facility, Depot**  
**CostWorks 2008 Quarter 2**

Design Life= 50  
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20% of the design life. This prevents scheduling major work near the end of the  
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Description	Frequency	Crew	Qty	Unit	Total In-House Design Life	Total Incl. O&P Occurrences	Release Cutoff	Occurrences in	Adjusted	Terminal
Replace 3'-0" x 7'-0" solid core wood door interior	40	1 Carp	1.000	Ea.	366.70	425.12 2008 Qtr 2		1	1 \$	425.12
Repair concrete steps	15	1 Cefi	1.100	S.F.	18.69	21.76 2008 Qtr 2		3	3 \$	65.27
Replace concrete steps	100	2 Cefi	11.000	S.F.	544.61	660.99 2008 Qtr 2		0	0 \$	-
Replace metal stair railing interior	45	2 Sswk	11.000	L.F.	394.57	455.84 2008 Qtr 2		1	1 \$	455.84
Refinish drywall	4	1 Pord	199.000	S.F.	119.40	147.26 2008 Qtr 2		12	12 \$	1,767.12
Replace 5/8" drywall	75	2 Carp	199.000	S.F.	443.77	535.31 2008 Qtr 2		0	0 \$	-
Repair 5/8" drywall - (2% of walls)	20	1 Carp	4.000	S.F.	6.36	7.64 2008 Qtr 2		2	2 \$	15.28
Refinish concrete floor finished	25	2 Cefi	26.260	C.S.F.	9,176.29	11,047.32 2008 Qtr 2		2	1 \$	11,047.32
Replace acoustic tile ceiling, fire-rated	20	1 Carp	5.410	C.S.F.	2,181.04	2,591.39 2008 Qtr 2		2	2 \$	5,182.78
Check / minor repairs drinking fountain	1	1 Plum	1.000	Ea.	37.58	47.34 2008 Qtr 2		50	50 \$	2,367.00
Repair internal leaks drinking fountain	4	1 Plum	1.000	Ea.	35.14	43.43 2008 Qtr 2		12	12 \$	521.16
Correct water pressure drinking fountain	2	1 Plum	1.000	Ea.	32.21	40.50 2008 Qtr 2		25	25 \$	1,012.50
Replace refrigerant drinking fountain	2	1 Plum	1.000	Ea.	15.84	18.86 2008 Qtr 2		25	25 \$	471.50
Repair drain leak drinking fountain	4	1 Plum	1.000	Ea.	22.63	27.03 2008 Qtr 2		12	12 \$	324.36
Replace fountain drinking fountain	10	2 Plum	1.000	Ea.	1,005.84	1,193.57 2008 Qtr 2		5	5 \$	5,967.85
Inspect and clean spray heads, emergency eye wash	3	1 Plum	1.000	Ea.	37.80	47.44 2008 Qtr 2		16	16 \$	759.04
Replace eye wash station, emergency eye wash	25	2 Plum	1.000	Ea.	573.92	695.88 2008 Qtr 2		2	1 \$	695.88
Replace washer in spud connection lavatory, vitreous china	7	1 Plum	4.000	Ea.	96.04	113.32 2008 Qtr 2		7	7 \$	793.24
Replace washer in faucet lavatory, vitreous china	2	1 Plum	4.000	Ea.	39.40	49.16 2008 Qtr 2		25	25 \$	1,229.00
Replace faucets lavatory, vitreous china	10	1 Plum	4.000	Ea.	493.96	596.24 2008 Qtr 2		5	5 \$	2,981.20
Clean out strainer and P trap lavatory, vitreous china	2	1 Plum	4.000	Ea.	108.16	134.28 2008 Qtr 2		25	25 \$	3,357.00
Replace lavatory, vitreous china	35	2 Plum	4.000	Ea.	2,120.76	2,542.80 2008 Qtr 2		1	1 \$	2,542.80
Replace faucet washer sink, iron enamel	2	1 Plum	1.000	Ea.	9.79	12.19 2008 Qtr 2		25	25 \$	304.75
Clean trap sink, iron enamel	3	1 Plum	1.000	Ea.	6.60	8.25 2008 Qtr 2		16	16 \$	132.00
Replace faucets sink, iron enamel	10	1 Plum	1.000	Ea.	123.49	149.06 2008 Qtr 2		5	5 \$	745.30
Unstop sink sink, iron enamel	2	1 Plum	1.000	Ea.	32.21	40.50 2008 Qtr 2		25	25 \$	1,012.50
Replace sink, P.E.C.I. sink, iron enamel	35	2 Plum	1.000	Ea.	552.72	657.69 2008 Qtr 2		1	1 \$	657.69
Inspect / clean shower head fiberglass	3	1 Plum	1.000	Ea.	37.80	47.44 2008 Qtr 2		16	16 \$	759.04
Replace mixing valve barrel shower, fiberglass	2	1 Plum	1.000	Ea.	148.15	176.32 2008 Qtr 2		25	25 \$	4,408.00
Replace mixing valve shower, fiberglass	10	1 Plum	1.000	Ea.	274.68	329.00 2008 Qtr 2		5	5 \$	1,645.00
Replace shower and fittings, fiberglass	20	2 Plum	1.000	Ea.	976.65	1,151.58 2008 Qtr 2		2	2 \$	2,303.16
Replace flush valve diaphragm tankless water closet	10	1 Plum	3.000	Ea.	212.22	249.18 2008 Qtr 2		5	5 \$	1,245.90
Rebuild flush valve tankless water closet	20	1 Plum	3.000	Ea.	395.94	480.03 2008 Qtr 2		2	2 \$	960.06
Unplug clogged line tankless water closet	5	1 Plum	3.000	Ea.	504.78	630.54 2008 Qtr 2		10	10 \$	6,305.40
Replace tankless water closet	35	2 Plum	3.000	Ea.	1,644.00	1,945.08 2008 Qtr 2		1	1 \$	1,945.08
Replace tankless flush valve	25	1 Plum	3.000	Ea.	628.50	736.11 2008 Qtr 2		2	1 \$	736.11
Replace wax ring gasket tankless water closet	5	1 Plum	3.000	Ea.	328.71	411.60 2008 Qtr 2		10	10 \$	4,116.00
Replace flush valve diaphragm urinal	7	1 Plum	1.000	Ea.	70.74	83.06 2008 Qtr 2		7	7 \$	581.42

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**CostWorks 2008 Quarter 2**

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Sq=100 S.F; M.L.F=1000 L.F

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Description	Frequency	Crew	Qty	Unit	Total In-House	Total Incl. O&P Design Life	Release Occurrences	Occurrences in Cutoff	Adjusted	Terminal
Rebuild flush valve urinal	20	1 Plum	1.000	Ea.	131.98	160.01 2008 Qtr 2		2	2 \$	320.02
Unplug line urinal	5	1 Plum	1.000	Ea.	112.14	139.91 2008 Qtr 2		10	10 \$	1,399.10
Replace wall-hung urinal	35	2 Plum	1.000	Ea.	841.63	1,006.57 2008 Qtr 2		1	1 \$	1,006.57
Resolder joint pipe & fittings, copper	10	1 Plum	2.000	Ea.	65.70	80.90 2008 Qtr 2		5	5 \$	404.50
Replace pipe and fittings, copper 3/4"	20	2 Plum	16.000	L.F.	283.52	343.68 2008 Qtr 2		2	2 \$	687.36
Replace pipe and fittings, copper 2"	25	2 Plum	8.000	L.F.	326.48	392.88 2008 Qtr 2		2	1 \$	392.88
Remove old insulation & replace with new, pipe 3/4", wall 1"	15	1 Plum	16.000	L.F.	112.16	136.64 2008 Qtr 2		3	3 \$	409.92
Drain and flush water heater, electric, 120 gallon	7	1 Plum	0.500	Ea.	113.22	141.52 2008 Qtr 2		7	7 \$	990.64
Check operation water heater, electric, 120 gallon	3	1 Plum	0.500	Ea.	0.99	1.24 2008 Qtr 2		16	16 \$	19.84
Replace water heater, electric, 120 gallon	15	2 Plum	0.500	Ea.	4,596.23	5,271.90 2008 Qtr 2		3	3 \$	15,815.69
Unclog main drain pipe & fittings, cast iron	10	1 Plum	1.000	Ea.	35.62	44.41 2008 Qtr 2		5	5 \$	222.05
Repair joint pipe and fittings, PVC	10	1 Plum	1.000	Ea.	115.94	144.14 2008 Qtr 2		5	5 \$	720.70
Unclog floor drain, PVC	20	1 Plum	1.000	Ea.	37.09	45.87 2008 Qtr 2		2	2 \$	91.74
Replace pipe, 4" pipe and fittings, PVC	30	2 Plum	8.000	L.F.	473.60	585.52 2008 Qtr 2		1	1 \$	585.52
Replace pipe & fittings, cast iron	40	2 Plum	8.000	L.F.	335.20	405.60 2008 Qtr 2		1	1 \$	405.60
General maintenance & repair drain: roof, scupper, area	1	1 Plum	1.000	Ea.	28.35	35.67 2008 Qtr 2		50	50 \$	1,783.50
Replace drain: roof, scupper, area	40	1 Plum	1.000	Ea.	398.34	468.14 2008 Qtr 2		1	1 \$	468.14
Check and adjust 10 H.P. compressor	1	1 Plum	1.000	Ea.	65.25	81.53 2008 Qtr 2		50	50 \$	4,076.50
Replace 10 H.P. compressor	25	2 Plum	1.000	Ea.	8,414.14	9,845.45 2008 Qtr 2		2	1 \$	9,845.45
Resolder joint pipe & fittings, oxygen	12	1 Plum	1.000	Ea.	52.14	65.04 2008 Qtr 2		4	3 \$	195.12
Replace pipe and fittings, oxygen	25	2 Plum	8.000	L.F.	141.04	171.12 2008 Qtr 2		2	1 \$	171.12
Replace single zone rt. unit, 5 ton	15	Q5	1.000	Ea.	7,276.88	8,588.60 2008 Qtr 2		3	3 \$	25,765.80
Repair single zone rt. unit, 5 ton	10	2 Stpi	0.500	Ea.	964.86	1,157.28 2008 Qtr 2		5	5 \$	5,786.40
Minor repairs to fire alarm control panel	5	1 Elec	1.000	Ea.	107.84	130.97 2008 Qtr 2		10	10 \$	1,309.70
Maintenance and inspection fire alarm control panel	0.5	1 Elec	1.000	Ea.	30.54	38.17 2008 Qtr 2		100	100 \$	3,817.00
Replace fire alarm control panel	15	1 Elec	1.000	Ea.	2,615.62	3,107.84 2008 Qtr 2		3	3 \$	9,323.52
Replace sprinkler head	20	1 Plum	10.000	Ea.	636.80	784.60 2008 Qtr 2		2	2 \$	1,569.20
Inspect sprinkler system	1	1 Plum	1.000	Ea.	26.55	32.89 2008 Qtr 2		50	50 \$	1,644.50
Rebuild double check 3" backflow preventer sprinkler system	5	1 Plum	1.000	Ea.	598.06	715.83 2008 Qtr 2		10	10 \$	7,158.30
Replace fire alarm bell, 6"	20	1 Elec	1.000	Ea.	142.28	171.51 2008 Qtr 2		2	2 \$	343.02
Maintenance and inspection lighting panel, indoor	3	1 Elec	3.000	Ea.	85.50	106.89 2008 Qtr 2		16	16 \$	1,710.24
Maintenance and repair safety switch gen., 2 pole	8	1 Elec	1.000	Ea.	28.50	35.63 2008 Qtr 2		6	6 \$	213.78
Maintenance and inspection safety switch, 2 pole	1	1 Elec	1.000	Ea.	28.50	35.63 2008 Qtr 2		50	50 \$	1,781.50
Replace safety switch 240 V, 2 pole	25	2 Elec	1.000	Ea.	353.98	421.38 2008 Qtr 2		2	1 \$	421.38
Maintenance and repair motor starter, up to 600 V	5	1 Elec	1.000	Ea.	170.75	207.50 2008 Qtr 2		10	10 \$	2,075.00
Maintenance and inspection motor starter, up to 600 V	0.5	1 Elec	1.000	Ea.	38.17	47.85 2008 Qtr 2		100	100 \$	4,785.00
Replace starter motor starter, up to 600 V	18	1 Elec	1.000	Ea.	528.18	630.41 2008 Qtr 2		2	2 \$	1,260.82
Replace fluor. ballast for fluorescent lighting fixture, 80 W	10	1 Elec	25.000	Ea.	2,489.50	3,002.00 2008 Qtr 2		5	5 \$	15,010.00

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Design Life	Occurrences	Cutoff								
Replace lamps (2 lamps) fluorescent lighting fixture, 80 W	10	1 Elec	25.000	Ea.	636.00	779.50	2008 Qtr 2	5	5	\$ 3,897.50
Replace M.H. ballast mercury halide fixture, 175 W	10	1 Elec	2.000	Ea.	382.00	447.78	2008 Qtr 2	5	5	\$ 2,238.90
Replace lamp mercury halide fixture, 175 W	5	1 Elec	2.000	Ea.	147.98	174.94	2008 Qtr 2	10	10	\$ 1,749.40
Maintenance and repair receptacles and plugs	20	1 Elec	42.000	Ea.	1,305.78	1,626.66	2008 Qtr 2	2	2	\$ 3,253.32
Replace receptacle/plug receptacles and plugs	20	1 Elec	42.000	Ea.	2,215.92	2,705.64	2008 Qtr 2	2	2	\$ 5,411.28
Maintenance and repair wiring devices, switches	10	1 Elec	14.000	Ea.	435.26	542.22	2008 Qtr 2	5	5	\$ 2,711.10
Replace switch wiring devices, switches	15	1 Elec	14.000	Ea.	716.94	872.90	2008 Qtr 2	3	3	\$ 2,618.70
Check and repair manual pull station	10	1 Elec	5.000	Ea.	346.05	424.35	2008 Qtr 2	5	5	\$ 2,121.75
Replace manual pull station	15	1 Elec	5.000	Ea.	628.70	759.45	2008 Qtr 2	3	3	\$ 2,278.35
					\$160,791.96	\$190,847.24				
									MR Subtotal	\$ 360,357.98
									MR Per Year	\$ 7,207.16
									PM Per Year	\$ 4,292.27
									Subtotal	\$ 11,499.43
									Total Per Unit	\$ 4.29

**CostWorks 2009 Quarter 1 - FAC 2163-Ammunition Maintenance Facility, Depot**

Qty	Assembly Number	Description	Total In-House	Total Incl. O&P	Zip Code	Prefix	Type	Release
2.000	B2035 410 1950	Door, overhead, electric, roll up, to 24' high x 25' w	480.32	580.24	200		FMR	2008 Qtr 2
3.000	B2035 225 1950	Door, emergency egress, swinging, annualized	148.53	172.53	200		FMR	2008 Qtr 2
6.000	C1025 110 1950	Fire doors, swinging, annualized	149.34	179.16	200		FMR	2008 Qtr 2
1.000	D2015 100 1950	Urinals, annualized	12.93	16.15	200		FMR	2008 Qtr 2
3.000	D2015 100 2950	Toilet (vacuum breaker type), annualized	38.79	48.45	200		FMR	2008 Qtr 2
4.000	D2015 100 4950	Lavatories, annualized	98.72	120.32	200		FMR	2008 Qtr 2
1.000	D2015 100 5950	Showers, annualized	19.85	23.80	200		FMR	2008 Qtr 2
1.000	D2015 800 1950	Drink fountain, annualized	49.50	59.36	200		FMR	2008 Qtr 2
3.000	D3045 160 1950	VAV Boxes, annualized	183.93	228.00	200		FMR	2008 Qtr 2
1.000	D3055 210 1950	Package unit, air cooled, 3 thru 24 ton, annualized	207.71	251.03	200		FMR	2008 Qtr 2
1.000	D3095 110 1950	Air compressor, gas engine powered, annualized	1,180.53	1,474.60	200		FMR	2008 Qtr 2
1.000	D4015 100 1950	Backflow prevention device, up to 4", annualized	18.89	23.42	200		FMR	2008 Qtr 2
1.000	D4015 150 1950	Extinguishing system, wet pipe, annualized	806.79	983.35	200		FMR	2008 Qtr 2
1.000	D5015 260 1950	Panelboard, 225 A and above, annualized	56.96	67.71	200		FMR	2008 Qtr 2
1.000	D5015 280 1950	Motor control center, over 400 A, annualized	53.91	64.15	200		FMR	2008 Qtr 2
			<b>\$3,506.70</b>	<b>\$4,292.27</b>				

FAC 2163 Sustainment by Year - Terminal Cutoff Applied

