

FAC 7342 Laundry Dry Cleaning Facility

RUC: \$161.58 SF

Source: USACE PAX Newsletter 3.2.2 dated 20 Mar 09
CC 74056
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: \$3.83 SF

Source: Cost Works model in \$FY-08, 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 appears below:

FAC 7342-Laundry/Dry Cleaning Facility
CostWorks 2008 Quarter 2

Design Life= 45
Average S.F= 5,487

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	Release	Occurrences in Design Life	Adjusted Occurrences	Terminal Cutoff
Repair brick wall - 1st floor	25	1 Bric	3,263.000	S.F.	120,731.00	146,704.48	2008 Qtr 2	1	1	\$ 146,704.48
Repair 8" concrete block wall - 1st floor	25	1 Bric	889.000	S.F.	17,833.34	21,691.60	2008 Qtr 2	1	1	\$ 21,691.60
Replace 8" concrete block wall - 1st floor	60	2 Bric	8.890	C.S.F.	8,844.39	10,646.40	2008 Qtr 2	0	0	\$ -
Replace 8" concrete block wall - 2nd floor	60	2 Bric	8.240	C.S.F.	8,744.04	10,534.84	2008 Qtr 2	0	0	\$ -
Repair 3' x 4' aluminum window - 1st floor	20	1 Carp	38.000	Ea.	8,931.14	10,455.32	2008 Qtr 2	2	2	\$ 20,910.64
Replace 3' x 4' aluminum window - 1st floor	50	1 Carp	38.000	Ea.	28,536.86	33,019.34	2008 Qtr 2	0	0	\$ -
Replace glass - 1st flr. (1% of glass)	1	1 Carp	4.560	S.F.	41.27	48.43	2008 Qtr 2	45	45	\$ 2,179.22
Repair 3'-9" x 5'-5" steel frame window - 1st flr.	20	1 Carp	43.000	Ea.	11,309.43	13,210.03	2008 Qtr 2	2	2	\$ 26,420.06
Refinish 3'-9" x 5'-5" st. frame window - 1st flr.	5	1 Pord	43.000	Ea.	2,893.90	3,572.01	2008 Qtr 2	9	9	\$ 32,148.09
Replace 3'-9" x 5'-5" st. frame window - 1st flr.	45	1 Carp	43.000	Ea.	66,762.23	76,814.34	2008 Qtr 2	1	0	\$ -
Finish new 3'-9" x 5'-5" st. fr. window - 1st flr.	45	1 Pord	43.000	Ea.	2,514.21	3,099.87	2008 Qtr 2	1	0	\$ -
Replace glass - 1st floor (1% of glass)	1	1 Carp	10.320	S.F.	93.40	109.60	2008 Qtr 2	45	45	\$ 4,931.93
Repair aluminum storefront door	12	1 Carp	1.000	Ea.	413.94	490.68	2008 Qtr 2	3	3	\$ 1,472.04
Replace 3'-0" x 7'-0" aluminum storefront doors	50	1 Carp	1.000	Ea.	1,681.26	1,974.08	2008 Qtr 2	0	0	\$ -
Replace insulating glass - (3% of glass)	1	1 Carp	0.630	S.F.	22.98	26.92	2008 Qtr 2	45	45	\$ 1,211.40
Repair 12' x 12' steel roll-up door	10	1 Carp	2.000	Ea.	1,665.22	1,929.08	2008 Qtr 2	4	4	\$ 7,716.32
Refinish 12' x 12' steel roll-up door	5	1 Pord	2.000	Ea.	337.66	411.08	2008 Qtr 2	9	9	\$ 3,699.72
Replace 12' x 12' steel roll-up door	35	2 Carp	2.000	Ea.	6,650.54	7,699.10	2008 Qtr 2	1	1	\$ 7,699.10
Repair steel, painted, door	14	1 Carp	2.000	Ea.	1,164.88	1,372.72	2008 Qtr 2	3	2	\$ 2,745.44
Refinish 3'-0" x 7'-0" steel, painted, door	4	1 Pord	2.000	Ea.	65.82	80.62	2008 Qtr 2	11	11	\$ 886.82
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	0	\$ -
Debris removal and visual inspection built-up roofing	0.5	2 Rofc	5.487	M.S.F.	160.99	193.97	2008 Qtr 2	90	90	\$ 17,456.89
Non-destructive moisture inspection built-up roofing	5	2 Rofc	5.487	M.S.F.	498.11	602.47	2008 Qtr 2	9	9	\$ 5,422.25
Total roof replacement built-up roofing	28	G1	54.870	Sq.	31,318.70	37,089.38	2008 Qtr 2	1	1	\$ 37,089.38
Minor membrane repairs - (2% of roof area) built-up roofing	1	G5	1.097	Sq.	377.94	446.52	2008 Qtr 2	45	45	\$ 20,093.53
Flashing repairs - (2 S.F. per sq. repaired) built-up roofing	1	2 Rofc	2.195	S.F.	7.38	8.78	2008 Qtr 2	45	45	\$ 395.10
Minor membrane replacement - (25% of roof area) built-up roofing	15	G5	13.720	Sq.	8,155.58	9,728.58	2008 Qtr 2	3	2	\$ 19,457.16
Repair steel painted interior door	14	1 Carp	2.000	Ea.	335.50	396.28	2008 Qtr 2	3	2	\$ 792.56
Refinish 3'-0" x 7'-0" steel painted interior door	4	1 Pord	2.000	Ea.	98.80	121.64	2008 Qtr 2	11	11	\$ 1,338.04
Replace 3'-0" x 7'-0" steel painted interior door	60	1 Carp	2.000	Ea.	1,875.08	2,179.92	2008 Qtr 2	0	0	\$ -
Repair solid core wood door interior	11	1 Carp	4.000	Ea.	671.00	792.56	2008 Qtr 2	4	3	\$ 2,377.68
Refinish 3'-0" x 7'-0" solid core wood door interior	4	1 Pord	4.000	Ea.	168.88	207.92	2008 Qtr 2	11	11	\$ 2,287.12
Replace 3'-0" x 7'-0" solid core wood door interior	40	1 Carp	4.000	Ea.	1,466.80	1,700.48	2008 Qtr 2	1	1	\$ 1,700.48
Refinish drywall	4	1 Pord	1,274.000	S.F.	764.40	942.76	2008 Qtr 2	11	11	\$ 10,370.36
Replace 5/8" drywall	75	2 Carp	1,274.000	S.F.	2,841.02	3,427.06	2008 Qtr 2	0	0	\$ -
Repair 5/8" drywall - (2% of walls)	20	1 Carp	25.480	S.F.	40.51	48.67	2008 Qtr 2	2	2	\$ 97.33

FAC 7342-Laundry/Dry Cleaning Facility
CostWorks 2008 Quarter 2

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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	Release	Occurrences in Design Life	Adjusted Occurrences	Terminal Cutoff
Replace carpet	8	2 Tilf	52.890	S.Y.	2,386.93	2,757.68	2008 Qtr 2	5	5	\$ 13,788.42
Refinish concrete floor finished	25	2 Cefi	48.000	C.S.F.	16,773.12	20,193.12	2008 Qtr 2	1	1	\$ 20,193.12
Replace vinyl floor	18	1 Tilf	23.440	S.Y.	1,119.26	1,366.55	2008 Qtr 2	2	2	\$ 2,733.10
Replace acoustic tile ceiling, fire-rated	20	1 Carp	6.360	C.S.F.	2,564.03	3,046.44	2008 Qtr 2	2	2	\$ 6,092.88
Refinish sheetrock ceiling	20	1 Pord	0.510	C.S.F.	64.09	79.20	2008 Qtr 2	2	2	\$ 158.40
Replace sheetrock ceiling	40	2 Carp	0.510	C.S.F.	182.75	223.13	2008 Qtr 2	1	1	\$ 223.13
Repair sheetrock ceiling - (2% of ceilings)	20	1 Carp	0.010	C.S.F.	3.49	4.26	2008 Qtr 2	2	2	\$ 8.53
Check / minor repairs drinking fountain	1	1 Plum	2.000	Ea.	75.16	94.68	2008 Qtr 2	45	45	\$ 4,260.60
Repair internal leaks drinking fountain	4	1 Plum	2.000	Ea.	70.28	86.86	2008 Qtr 2	11	11	\$ 955.46
Correct water pressure drinking fountain	2	1 Plum	2.000	Ea.	64.42	81.00	2008 Qtr 2	22	22	\$ 1,782.00
Replace refrigerant drinking fountain	2	1 Plum	2.000	Ea.	31.68	37.72	2008 Qtr 2	22	22	\$ 829.84
Repair drain leak drinking fountain	4	1 Plum	2.000	Ea.	45.26	54.06	2008 Qtr 2	11	11	\$ 594.66
Replace fountain drinking fountain	10	2 Plum	2.000	Ea.	2,011.68	2,387.14	2008 Qtr 2	4	4	\$ 9,548.56
Replace washer in spud connection lavatory, vitreous china	7	1 Plum	10.000	Ea.	240.10	283.30	2008 Qtr 2	6	6	\$ 1,699.80
Replace washer in faucet lavatory, vitreous china	2	1 Plum	10.000	Ea.	98.50	122.90	2008 Qtr 2	22	22	\$ 2,703.80
Replace faucets lavatory, vitreous china	10	1 Plum	10.000	Ea.	1,234.90	1,490.60	2008 Qtr 2	4	4	\$ 5,962.40
Clean out strainer and P trap lavatory, vitreous china	2	1 Plum	10.000	Ea.	270.40	335.70	2008 Qtr 2	22	22	\$ 7,385.40
Replace lavatory, vitreous china	35	2 Plum	10.000	Ea.	5,301.90	6,357.00	2008 Qtr 2	1	1	\$ 6,357.00
Replace faucet washer sink, iron enamel	2	1 Plum	2.000	Ea.	19.58	24.38	2008 Qtr 2	22	22	\$ 536.36
Clean trap sink, iron enamel	3	1 Plum	2.000	Ea.	13.20	16.50	2008 Qtr 2	15	15	\$ 247.50
Replace faucets sink, iron enamel	10	1 Plum	2.000	Ea.	246.98	298.12	2008 Qtr 2	4	4	\$ 1,192.48
Unstop sink sink, iron enamel	2	1 Plum	2.000	Ea.	64.42	81.00	2008 Qtr 2	22	22	\$ 1,782.00
Replace sink, P.E.C.I. sink, iron enamel	35	2 Plum	2.000	Ea.	1,105.44	1,315.38	2008 Qtr 2	1	1	\$ 1,315.38
Replace faucet washer sink, stainless steel	2	1 Plum	4.000	Ea.	39.16	48.76	2008 Qtr 2	22	22	\$ 1,072.72
Clean trap sink, stainless steel	3	1 Plum	4.000	Ea.	26.40	33.00	2008 Qtr 2	15	15	\$ 495.00
Replace faucets sink, stainless steel	10	1 Plum	4.000	Ea.	493.96	596.24	2008 Qtr 2	4	4	\$ 2,384.96
Unstop sink, stainless steel	2	1 Plum	4.000	Ea.	128.84	162.00	2008 Qtr 2	22	22	\$ 3,564.00
Replace sink, stainless steel	40	2 Plum	4.000	Ea.	3,206.80	3,768.68	2008 Qtr 2	1	1	\$ 3,768.68
Replace flush valve diaphragm tankless water closet	10	1 Plum	6.000	Ea.	424.44	498.36	2008 Qtr 2	4	4	\$ 1,993.44
Rebuild flush valve tankless water closet	20	1 Plum	6.000	Ea.	791.88	960.06	2008 Qtr 2	2	2	\$ 1,920.12
Unplug clogged line tankless water closet	5	1 Plum	6.000	Ea.	1,009.56	1,261.08	2008 Qtr 2	9	9	\$ 11,349.72
Replace tankless water closet	35	2 Plum	6.000	Ea.	3,288.00	3,890.16	2008 Qtr 2	1	1	\$ 3,890.16
Replace tankless flush valve	25	1 Plum	6.000	Ea.	1,257.00	1,472.22	2008 Qtr 2	1	1	\$ 1,472.22
Replace wax ring gasket tankless water closet	5	1 Plum	6.000	Ea.	657.42	823.20	2008 Qtr 2	9	9	\$ 7,408.80
Replace flush valve diaphragm urinal	7	1 Plum	2.000	Ea.	141.48	166.12	2008 Qtr 2	6	6	\$ 996.72
Rebuild flush valve urinal	20	1 Plum	2.000	Ea.	263.96	320.02	2008 Qtr 2	2	2	\$ 640.04

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Unplug line urinal	5	1 Plum	2.000	Ea.	224.28	279.82	2008 Qtr 2	9	9	\$ 2,518.38
Replace wall-hung urinal	35	2 Plum	2.000	Ea.	1,683.26	2,013.14	2008 Qtr 2	1	1	\$ 2,013.14
Inspect / check pump / motor operation, lub. circulation pump, 1/12 HP	0.5	1 Plum	1.000	Ea.	6.19	7.72	2008 Qtr 2	90	90	\$ 694.80
Replace pump / motor assembly circulation pump, 1/12 HP	10	2 Plum	1.000	Ea.	736.33	863.29	2008 Qtr 2	4	4	\$ 3,453.16
Resolder joint pipe & fittings, copper	10	1 Plum	2.000	Ea.	65.70	80.90	2008 Qtr 2	4	4	\$ 323.60
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	16.000	L.F.	652.96	785.76	2008 Qtr 2	1	1	\$ 785.76
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	2	\$ 273.28
Overhaul water heater, gas / oil, 70 gallon	5	1 Plum	1.000	Ea.	126.58	158.02	2008 Qtr 2	9	9	\$ 1,422.18
Clean & service water heater, gas / oil, 70 gallon	1	1 Plum	1.000	Ea.	151.28	188.37	2008 Qtr 2	45	45	\$ 8,476.65
Replace water heater, gas / oil, 70 gallon	12	2 Plum	1.000	Ea.	2,468.08	2,857.11	2008 Qtr 2	3	3	\$ 8,571.33
Replace 1000 gallon solar storage tank	20	Q9	1.000	Ea.	6,244.32	7,247.32	2008 Qtr 2	2	2	\$ 14,494.64
Unclog main drain pipe & fittings, cast iron	10	1 Plum	1.000	Ea.	35.62	44.41	2008 Qtr 2	4	4	\$ 177.64
Replace pipe & fittings, cast iron	40	2 Plum	16.000	L.F.	670.40	811.20	2008 Qtr 2	1	1	\$ 811.20
Replace pipe, 4" pipe and fittings, PVC	30	2 Plum	16.000	L.F.	947.20	1,171.04	2008 Qtr 2	1	1	\$ 1,171.04
Repair joint pipe and fittings, PVC	10	1 Plum	1.000	Ea.	115.94	144.14	2008 Qtr 2	4	4	\$ 576.56
Unclog floor drain, PVC	20	1 Plum	1.000	Ea.	37.09	45.87	2008 Qtr 2	2	2	\$ 91.74
General maintenance & repair drain: roof, scupper, area	1	1 Plum	4.000	Ea.	113.40	142.68	2008 Qtr 2	45	45	\$ 6,420.60
Replace drain: roof, scupper, area	40	1 Plum	4.000	Ea.	1,593.36	1,872.56	2008 Qtr 2	1	1	\$ 1,872.56
Replace roof mounted exhaust fan, 800 CFM exhaust fan	20	Q20	1.000	Ea.	906.01	1,077.56	2008 Qtr 2	2	2	\$ 2,155.12
Repair single zone rt. unit, 5 ton	10	2 Stpi	0.500	Ea.	964.86	1,157.28	2008 Qtr 2	4	4	\$ 4,629.12
Replace single zone rt. unit, 5 ton	15	Q5	1.000	Ea.	7,276.88	8,588.60	2008 Qtr 2	3	2	\$ 17,177.20
Repair fan coil unit, 1 ton	10	1 Stpi	1.000	Ea.	369.22	441.02	2008 Qtr 2	4	4	\$ 1,764.08
Replace fan coil unit, 1 ton	15	Q5	1.000	Ea.	1,098.30	1,295.56	2008 Qtr 2	3	2	\$ 2,591.12
Minor repairs to fire alarm control panel	5	1 Elec	1.000	Ea.	107.84	130.97	2008 Qtr 2	9	9	\$ 1,178.73
Maintenance and inspection fire alarm control panel	0.5	1 Elec	1.000	Ea.	30.54	38.17	2008 Qtr 2	90	90	\$ 3,435.30
Replace fire alarm control panel	15	1 Elec	1.000	Ea.	2,615.62	3,107.84	2008 Qtr 2	3	2	\$ 6,215.68
Replace sprinkler head	20	1 Plum	38.000	Ea.	2,419.84	2,981.48	2008 Qtr 2	2	2	\$ 5,962.96
Inspect sprinkler system	1	1 Plum	1.000	Ea.	26.55	32.89	2008 Qtr 2	45	45	\$ 1,480.05
Rebuild double check 3" backflow preventer sprinkler system	1	1 Plum	1.000	Ea.	598.06	715.83	2008 Qtr 2	45	45	\$ 32,212.35
Replace fire alarm bell, 6"	20	1 Elec	2.000	Ea.	284.56	343.02	2008 Qtr 2	2	2	\$ 686.04
Maintenance and inspection lighting panel, indoor	3	1 Elec	2.000	Ea.	57.00	71.26	2008 Qtr 2	15	15	\$ 1,068.90
Maintenance and repair motor starter, up to 600 V	5	1 Elec	3.000	Ea.	512.25	622.50	2008 Qtr 2	9	9	\$ 5,602.50
Maintenance and inspection motor starter, up to 600 V	0.5	1 Elec	3.000	Ea.	114.51	143.55	2008 Qtr 2	90	90	\$ 12,919.50
Replace starter motor starter, up to 600 V	18	1 Elec	3.000	Ea.	1,584.54	1,891.23	2008 Qtr 2	2	2	\$ 3,782.46
Replace lamp emergency lighting fixture	2	1 Elec	8.000	Ea.	432.00	513.12	2008 Qtr 2	22	22	\$ 11,288.64

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Replace emergency lighting fixture	20	1 Elec	8.000	Ea.	6,746.00	7,772.80	2008 Qtr 2	2	2	\$ 15,545.60
Maintenance and repair exit light	20	1 Elec	8.000	Ea.	262.64	318.96	2008 Qtr 2	2	2	\$ 637.92
Replace lamp exit light	5	1 Elec	8.000	Ea.	98.80	116.96	2008 Qtr 2	9	9	\$ 1,052.64
Replace fluor. ballast for fluorescent lighting fixture, 80 W	10	1 Elec	65.000	Ea.	6,472.70	7,805.20	2008 Qtr 2	4	4	\$ 31,220.80
Replace lamps (2 lamps) fluorescent lighting fixture, 80 W	10	1 Elec	65.000	Ea.	1,653.60	2,026.70	2008 Qtr 2	4	4	\$ 8,106.80
Replace M.H. ballast mercury halide fixture, 175 W	10	1 Elec	8.000	Ea.	1,528.00	1,791.12	2008 Qtr 2	4	4	\$ 7,164.48
Replace lamp mercury halide fixture, 175 W	5	1 Elec	8.000	Ea.	591.92	699.76	2008 Qtr 2	9	9	\$ 6,297.84
Maintenance and repair receptacles and plugs	20	1 Elec	79.000	Ea.	2,456.11	3,059.67	2008 Qtr 2	2	2	\$ 6,119.34
Replace receptacle/plug receptacles and plugs	20	1 Elec	79.000	Ea.	4,168.04	5,089.18	2008 Qtr 2	2	2	\$ 10,178.36
Maintenance and repair wiring devices, switches	10	1 Elec	20.000	Ea.	621.80	774.60	2008 Qtr 2	4	4	\$ 3,098.40
Replace switch wiring devices, switches	15	1 Elec	20.000	Ea.	1,024.20	1,247.00	2008 Qtr 2	3	2	\$ 2,494.00
Repair heat detector	10	1 Elec	8.000	Ea.	334.40	409.04	2008 Qtr 2	4	4	\$ 1,636.16
Check operation heat detector	1	1 Elec	8.000	Ea.	91.20	114.40	2008 Qtr 2	45	45	\$ 5,148.00
Replace heat detector	15	1 Elec	8.000	Ea.	935.76	1,140.72	2008 Qtr 2	3	2	\$ 2,281.44
Check and repair manual pull station	10	1 Elec	2.000	Ea.	138.42	169.74	2008 Qtr 2	4	4	\$ 678.96
Replace manual pull station	15	1 Elec	2.000	Ea.	251.48	303.78	2008 Qtr 2	3	2	\$ 607.56

\$447,840.14 \$532,939.40

MR Subtotal \$ 801,855.80

MR Per Year \$ 17,819.02

PM Per Year \$ 3,920.60

Subtotal \$ 21,739.62

Total Per Unit \$ 3.96

CostWorks 2009 Quarter 1 - FAC 7342-Laundry/Dry Cleaning Facility

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
7.000	B2035 225 1950	Door, emergency egress, swinging, annualized	346.57	402.57	200	FMR	2008 Qtr 2
2.000	C1025 110 1950	Fire doors, swinging, annualized	49.78	59.72	200	FMR	2008 Qtr 2
2.000	D2015 100 1950	Urinals, annualized	25.86	32.30	200	FMR	2008 Qtr 2
6.000	D2015 100 2950	Toilet (vacuum breaker type), annualized	77.58	96.90	200	FMR	2008 Qtr 2
10.000	D2015 100 4950	Lavatories, annualized	246.80	300.80	200	FMR	2008 Qtr 2
2.000	D2015 800 1950	Drink fountain, annualized	99.00	118.72	200	FMR	2008 Qtr 2
1.000	D2025 260 1950	Water heater, gas, to 120 gal., annualized	156.50	189.02	200	FMR	2008 Qtr 2
1.000	D3045 120 1950	Fan coil unit, annualized	215.71	266.60	200	FMR	2008 Qtr 2
5.000	D3045 160 1950	VAV Boxes, annualized	306.55	380.00	200	FMR	2008 Qtr 2
1.000	D3045 210 1950	Fan, axial, up to 5,000 CFM, annualized	70.55	86.20	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	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
1.000	D5095 250 1950	Light, emergency, hardwired system, annualized	14.25	17.87	200	FMR	2008 Qtr 2
			\$3,233.73	\$3,920.60			

FAC 7342 Sustainment by Year - Terminal Cutoff Applied

