

FAC 7447 Miscellaneous MWR Support

RUC: \$87.61 SF

Source: USACE PAX Newsletter 3.2.2 dated 20 Mar 09
CC 74075
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: \$3.57 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 follows:

**FAC 7447-Miscellaneous MWR Support
CostWorks 2008 Quarter 2**

Design Life= 45
Average S.F= 1,377

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	89.100	S.F.	3,296.70	4,005.94	2008 Qtr 2	1	1	\$ 4,005.94
Replace brick wall - 2nd floor	75	2 Bric	8.250	C.S.F.	16,876.12	20,250.37	2008 Qtr 2	0	0	\$ -
Repair 8" concrete block wall - 1st floor	25	1 Bric	44.400	S.F.	890.66	1,083.36	2008 Qtr 2	1	1	\$ 1,083.36
Replace 8" concrete block wall - 1st floor	60	2 Bric	4.440	C.S.F.	4,417.22	5,317.21	2008 Qtr 2	0	0	\$ -
Replace 8" concrete block wall - 2nd floor	60	2 Bric	4.440	C.S.F.	4,711.59	5,676.54	2008 Qtr 2	0	0	\$ -
Replace glass - 1st floor (1% of glass)	1	1 Carp	1.680	S.F.	15.20	17.84	2008 Qtr 2	45	45	\$ 802.87
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	1 Carp	2.800	Ea.	321.89	381.36	2008 Qtr 2	2	2	\$ 762.72
Replace 2'-0" x 3'-0" aluminum window - 1st floor	50	1 Carp	28.000	Ea.	12,280.80	14,363.72	2008 Qtr 2	0	0	\$ -
Replace glass - 2nd floor (1% of glass)	1	1 Carp	1.800	S.F.	157.32	192.69	2008 Qtr 2	45	45	\$ 8,671.05
Repair 2'-0" x 3'-0" aluminum window - 2nd floor	20	1 Carp	3.000	Ea.	461.10	553.26	2008 Qtr 2	2	2	\$ 1,106.52
Replace 2'-0" x 3'-0" aluminum window - 2nd floor	50	1 Carp	30.000	Ea.	14,320.50	16,836.30	2008 Qtr 2	0	0	\$ -
Repair steel, painted, door	14	1 Carp	0.100	Ea.	58.24	68.64	2008 Qtr 2	3	2	\$ 137.27
Refinish 3'-0" x 7'-0" steel, painted, door	4	1 Pord	1.000	Ea.	32.91	40.31	2008 Qtr 2	11	11	\$ 443.41
Replace 3'-0" x 7'-0" steel, painted, door	45	1 Carp	1.000	Ea.	532.08	620.04	2008 Qtr 2	1	0	\$ -
Replace tempered glass - (3% of glass)	1	1 Carp	0.630	S.F.	12.16	14.46	2008 Qtr 2	45	45	\$ 650.92
Repair steel, painted, door	14	1 Carp	0.100	Ea.	58.24	68.64	2008 Qtr 2	3	2	\$ 137.27
Refinish 3'-0" x 7'-0" steel, painted, door	4	1 Pord	1.000	Ea.	32.91	40.31	2008 Qtr 2	11	11	\$ 443.41
Replace 3'-0" x 7'-0" steel, painted, door	45	1 Carp	1.000	Ea.	532.08	620.04	2008 Qtr 2	1	0	\$ -
Debris removal by hand & visual inspection shingles	1	2 Rofc	1.033	M.S.F.	18.34	22.11	2008 Qtr 2	45	45	\$ 994.78
Removal and replacement of shingles shingles	40	2 Rofc	10.330	Sq.	2,614.52	3,127.72	2008 Qtr 2	1	1	\$ 3,127.72
Minor asphalt shingle repair - (2% of roof area) shingles	5	2 Rofc	20.660	S.F.	71.48	85.53	2008 Qtr 2	9	9	\$ 769.79
Flashing repairs - (2 S.F. per sq. repaired) shingles	5	2 Rofc	0.413	S.F.	4.82	5.74	2008 Qtr 2	9	9	\$ 51.67
Repair steel painted interior door	14	1 Carp	0.100	Ea.	16.78	19.81	2008 Qtr 2	3	2	\$ 39.63
Refinish 3'-0" x 7'-0" steel painted interior door	4	1 Pord	1.000	Ea.	49.40	60.82	2008 Qtr 2	11	11	\$ 669.02
Replace 3'-0" x 7'-0" steel painted interior door	60	1 Carp	1.000	Ea.	937.54	1,089.96	2008 Qtr 2	0	0	\$ -
Safety glass repl., (3% of glass) steel painted interior door	1	1 Carp	0.630	S.F.	10.67	12.68	2008 Qtr 2	45	45	\$ 570.69
Repair solid core wood door interior	11	1 Carp	1.300	Ea.	218.08	257.58	2008 Qtr 2	4	3	\$ 772.75
Refinish 3'-0" x 7'-0" solid core wood door interior	4	1 Pord	13.000	Ea.	548.86	675.74	2008 Qtr 2	11	11	\$ 7,433.14
Replace 3'-0" x 7'-0" solid core wood door interior	40	1 Carp	13.000	Ea.	4,767.10	5,526.56	2008 Qtr 2	1	1	\$ 5,526.56
Repair concrete steps	15	1 Cefi	0.500	S.F.	8.50	9.89	2008 Qtr 2	3	2	\$ 19.78
Replace concrete steps	100	2 Cefi	5.000	S.F.	247.55	300.45	2008 Qtr 2	0	0	\$ -
Replace metal stair railing interior	45	2 Sswk	10.000	L.F.	358.70	414.40	2008 Qtr 2	1	0	\$ -
Repair fabric wall finish fabric interior	9	1 Pord	95.000	S.Y.	2,393.05	2,898.45	2008 Qtr 2	5	5	\$ 14,492.25
Replace fabric wall finish fabric interior	50	1 Pord	95.000	S.Y.	13,350.35	16,288.70	2008 Qtr 2	0	0	\$ -
Refinish drywall	8	1 Pord	1,400.000	S.F.	840.00	1,036.00	2008 Qtr 2	5	5	\$ 5,180.00
Replace 5/8" drywall	75	2 Carp	1,400.000	S.F.	3,122.00	3,766.00	2008 Qtr 2	0	0	\$ -

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Repair 5/8" drywall - (2% of walls)	20	1 Carp	28.000	S.F.	44.52	53.48	2008 Qtr 2	2	2	\$ 106.96
Replace carpet	8	2 Tilf	63.440	S.Y.	2,863.05	3,307.76	2008 Qtr 2	5	5	\$ 16,538.81
Refinish concrete floor finished	25	2 Cefi	6.700	C.S.F.	2,341.25	2,818.62	2008 Qtr 2	1	1	\$ 2,818.62
Replace terrazzo floor	75	2 Mstz	0.930	C.S.F.	1,339.14	1,585.90	2008 Qtr 2	0	0	\$ -
Terrazzo floor repairs - (2% of floors)	15	1 Mstz	1.860	S.F.	27.94	33.37	2008 Qtr 2	3	2	\$ 66.74
Replace vinyl floor	18	1 Tilf	0.047	S.Y.	2.24	2.74	2008 Qtr 2	2	2	\$ 5.48
Replace acoustic tile ceiling, fire-rated	20	1 Carp	6.820	C.S.F.	2,749.48	3,266.78	2008 Qtr 2	2	2	\$ 6,533.56
Refinish sheetrock ceiling	20	1 Pord	0.880	C.S.F.	110.59	136.66	2008 Qtr 2	2	2	\$ 273.31
Replace sheetrock ceiling	40	2 Carp	0.880	C.S.F.	315.33	385.01	2008 Qtr 2	1	1	\$ 385.01
Repair sheetrock ceiling - (2% of ceilings)	20	1 Carp	0.017	C.S.F.	5.94	7.25	2008 Qtr 2	2	2	\$ 14.49
Check / minor repairs drinking fountain	1	1 Plum	1.000	Ea.	37.58	47.34	2008 Qtr 2	45	45	\$ 2,130.30
Repair internal leaks drinking fountain	4	1 Plum	1.000	Ea.	35.14	43.43	2008 Qtr 2	11	11	\$ 477.73
Correct water pressure drinking fountain	2	1 Plum	1.000	Ea.	32.21	40.50	2008 Qtr 2	22	22	\$ 891.00
Replace refrigerant drinking fountain	2	1 Plum	1.000	Ea.	15.84	18.86	2008 Qtr 2	22	22	\$ 414.92
Repair drain leak drinking fountain	4	1 Plum	1.000	Ea.	22.63	27.03	2008 Qtr 2	11	11	\$ 297.33
Replace fountain drinking fountain	10	2 Plum	1.000	Ea.	1,005.84	1,193.57	2008 Qtr 2	4	4	\$ 4,774.28
Replace washer in spud connection lavatory, vitreous china	7	1 Plum	1.000	Ea.	24.01	28.33	2008 Qtr 2	6	6	\$ 169.98
Replace washer in faucet lavatory, vitreous china	2	1 Plum	1.000	Ea.	9.85	12.29	2008 Qtr 2	22	22	\$ 270.38
Replace faucets lavatory, vitreous china	10	1 Plum	1.000	Ea.	123.49	149.06	2008 Qtr 2	4	4	\$ 596.24
Clean out strainer and P trap lavatory, vitreous china	2	1 Plum	1.000	Ea.	27.04	33.57	2008 Qtr 2	22	22	\$ 738.54
Replace lavatory, vitreous china	35	2 Plum	1.000	Ea.	530.19	635.70	2008 Qtr 2	1	1	\$ 635.70
Replace faucet washer sink, iron enamel	2	1 Plum	1.000	Ea.	9.79	12.19	2008 Qtr 2	22	22	\$ 268.18
Clean trap sink, iron enamel	3	1 Plum	1.000	Ea.	6.60	8.25	2008 Qtr 2	15	15	\$ 123.75
Replace faucets sink, iron enamel	10	1 Plum	1.000	Ea.	123.49	149.06	2008 Qtr 2	4	4	\$ 596.24
Unstop sink sink, iron enamel	2	1 Plum	1.000	Ea.	32.21	40.50	2008 Qtr 2	22	22	\$ 891.00
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
Replace flush valve diaphragm tankless water closet	10	1 Plum	1.000	Ea.	70.74	83.06	2008 Qtr 2	4	4	\$ 332.24
Rebuild flush valve tankless water closet	20	1 Plum	1.000	Ea.	131.98	160.01	2008 Qtr 2	2	2	\$ 320.02
Unplug clogged line tankless water closet	5	1 Plum	1.000	Ea.	168.26	210.18	2008 Qtr 2	9	9	\$ 1,891.62
Replace tankless water closet	35	2 Plum	1.000	Ea.	548.00	648.36	2008 Qtr 2	1	1	\$ 648.36
Replace tankless flush valve	25	1 Plum	1.000	Ea.	209.50	245.37	2008 Qtr 2	1	1	\$ 245.37
Replace wax ring gasket tankless water closet	5	1 Plum	1.000	Ea.	109.57	137.20	2008 Qtr 2	9	9	\$ 1,234.80
Replace flush valve diaphragm urinal	7	1 Plum	1.000	Ea.	70.74	83.06	2008 Qtr 2	6	6	\$ 498.36
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	9	9	\$ 1,259.19
Replace wall-hung urinal	35	2 Plum	1.000	Ea.	841.63	1,006.57	2008 Qtr 2	1	1	\$ 1,006.57

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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	8.000	L.F.	326.48	392.88	2008 Qtr 2	1	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	2	\$ 273.28
Drain and flush water heater, electric, 120 gallon	7	1 Plum	0.500	Ea.	113.22	141.52	2008 Qtr 2	6	6	\$ 849.12
Check operation water heater, electric, 120 gallon	3	1 Plum	0.500	Ea.	0.99	1.24	2008 Qtr 2	15	15	\$ 18.60
Replace water heater, electric, 120 gallon	15	2 Plum	0.500	Ea.	4,596.23	5,271.90	2008 Qtr 2	3	2	\$ 10,543.79
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	8.000	L.F.	335.20	405.60	2008 Qtr 2	1	1	\$ 405.60
Unclog floor drain, PVC	20	1 Plum	1.000	Ea.	37.09	45.87	2008 Qtr 2	2	2	\$ 91.74
Repair joint pipe and fittings, PVC	10	1 Plum	1.000	Ea.	115.94	144.14	2008 Qtr 2	4	4	\$ 576.56
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
General maintenance & repair drain: roof, scupper, area	1	1 Plum	1.000	Ea.	28.35	35.67	2008 Qtr 2	45	45	\$ 1,605.15
Replace drain: roof, scupper, area	40	1 Plum	1.000	Ea.	398.34	468.14	2008 Qtr 2	1	1	\$ 468.14
Replace fan & motor, propeller exh., 375 CFM exhaust fan	15	Q20	1.000	Ea.	600.24	701.44	2008 Qtr 2	3	2	\$ 1,402.88
Repair air conditioner, window, 1 ton	8	1 Stpi	0.500	Ea.	32.51	40.33	2008 Qtr 2	5	5	\$ 201.65
Replace air conditioner, window, 1 ton	10	L2	1.000	Ea.	648.34	752.06	2008 Qtr 2	4	4	\$ 3,008.24
Replace sprinkler head	20	1 Plum	11.000	Ea.	700.48	863.06	2008 Qtr 2	2	2	\$ 1,726.12
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	5	1 Plum	1.000	Ea.	598.06	715.83	2008 Qtr 2	9	9	\$ 6,442.47
Replace fire alarm bell, 6"	20	1 Elec	1.000	Ea.	142.28	171.51	2008 Qtr 2	2	2	\$ 343.02
Repair failed breaker, 3 pole circuit breaker	10	1 Elec	1.000	Ea.	342.23	400.69	2008 Qtr 2	4	4	\$ 1,602.76
Maintenance and inspection C.B., 3 pole circuit breaker	0.33	1 Elec	1.000	Ea.	22.91	28.50	2008 Qtr 2	136	136	\$ 3,876.00
Replace C.B. molded case, 600 V, 3 pole circuit breaker	50	1 Elec	1.000	Ea.	3,157.74	3,611.55	2008 Qtr 2	0	0	\$ -
Maintenance and inspection lighting panel, indoor	3	1 Elec	1.000	Ea.	28.50	35.63	2008 Qtr 2	15	15	\$ 534.45
Replace lamp emergency lighting fixture	2	1 Elec	1.000	Ea.	54.00	64.14	2008 Qtr 2	22	22	\$ 1,411.08
Replace emergency lighting fixture	20	1 Elec	1.000	Ea.	843.25	971.60	2008 Qtr 2	2	2	\$ 1,943.20
Replace fluor. ballast for fluorescent lighting fixture, 80 W	10	1 Elec	15.000	Ea.	1,493.70	1,801.20	2008 Qtr 2	4	4	\$ 7,204.80
Replace lamps (2 lamps) fluorescent lighting fixture, 80 W	10	1 Elec	15.000	Ea.	381.60	467.70	2008 Qtr 2	4	4	\$ 1,870.80
Maintenance and repair incandescent lighting fixtures	10	1 Elec	1.000	Ea.	47.28	56.39	2008 Qtr 2	4	4	\$ 225.56
Replace lamp incandescent lighting fixtures	5	1 Elec	1.000	Ea.	6.98	8.52	2008 Qtr 2	9	9	\$ 76.68
Maintenance and repair receptacles and plugs	20	1 Elec	35.000	Ea.	1,088.15	1,355.55	2008 Qtr 2	2	2	\$ 2,711.10
Replace receptacle/plug receptacles and plugs	20	1 Elec	35.000	Ea.	1,846.60	2,254.70	2008 Qtr 2	2	2	\$ 4,509.40
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
Check and repair manual pull station	10	1 Elec	1.000	Ea.	69.21	84.87	2008 Qtr 2	4	4	\$ 339.48

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Replace manual pull station	15	1 Elec	1.000	Ea.	125.74	151.89	2008 Qtr 2	3	2	\$ 303.78
Repair smoke detector	10	1 Elec	3.000	Ea.	114.57	141.00	2008 Qtr 2	4	4	\$ 564.00
Check operation smoke detector	1	1 Elec	3.000	Ea.	34.20	42.90	2008 Qtr 2	45	45	\$ 1,930.50
Replace smoke detector	15	1 Elec	3.000	Ea.	568.65	680.97	2008 Qtr 2	3	2	\$ 1,361.94
					\$124,910.31	\$148,872.46				
									MR Subtotal	\$ 173,986.63
									MR Per Year	\$ 3,866.37
									PM Per Year	\$ 1,209.45
									Subtotal	\$ 5,075.82
									Total Per Unit	\$ 3.69

CostWorks 2009 Quarter 1 - FAC 7447-Miscellaneous MWR Support

Qty	Assembly Number	Description	Total In-House	Total Incl. O&P	Zip Code	Prefix	Type	Release
15.000	B2035 225 1950	Door, emergency egress, swinging, annualized	742.65	862.65	200		FMR	2008 Qtr 2
1.000	C1025 110 1950	Fire doors, swinging, annualized	24.89	29.86	200		FMR	2008 Qtr 2
1.000	D2015 100 1950	Urinals, annualized	12.93	16.15	200		FMR	2008 Qtr 2
1.000	D2015 100 2950	Toilet (vacuum breaker type), annualized	12.93	16.15	200		FMR	2008 Qtr 2
1.000	D2015 100 4950	Lavatories, annualized	24.68	30.08	200		FMR	2008 Qtr 2
1.000	D2015 800 1950	Drink fountain, annualized	49.50	59.36	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	D5015 260 1950	Panelboard, 225 A and above, annualized	56.96	67.71	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	D5095 250 1950	Light, emergency, hardwired system, annualized	14.25	17.87	200		FMR	2008 Qtr 2
			\$1,028.23	\$1,209.45				

FAC 7447 Sustainment by Year - Terminal Cutoff Applied

