

FAC 7348 Car Wash Facility

RUC: \$235.26 SF

Source: Composite of other FACs/CATCODES
In V12, Tri-Service and USACE PAX Newsletter values were updated while all other values were inflated only.

SUC: \$3.35 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 7348 Car Wash Facility
CostWorks 2008 Quarter 2

Design Life= 40
Average S.F= 3,320

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
Replace aluminum siding - 1st floor	35	1 Carp	15.850	C.S.F.	7,198.59	8,640.79	2008 Qtr 2	1	1	\$ 8,640.79
Refinish aluminum siding - 1st floor	20	1 Pord	15.850	C.S.F.	2,395.25	2,953.49	2008 Qtr 2	2	1	\$ 2,953.49
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	1 Carp	100.000	Ea.	11,496.00	13,620.00	2008 Qtr 2	2	1	\$ 13,620.00
Replace 2'-0" x 3'-0" aluminum window - 1st floor	50	1 Carp	100.000	Ea.	43,860.00	51,299.00	2008 Qtr 2	0	0	\$ -
Replace glass - 1st floor (1% of glass)	1	1 Carp	6.000	S.F.	54.30	63.72	2008 Qtr 2	40	40	\$ 2,548.80
Repair aluminum storefront door	12	1 Carp	3.000	Ea.	1,241.82	1,472.04	2008 Qtr 2	3	3	\$ 4,416.12
Replace 3'-0" x 7'-0" aluminum storefront doors	50	1 Carp	3.000	Ea.	5,043.78	5,922.24	2008 Qtr 2	0	0	\$ -
Replace insulating glass - (3% of glass)	1	1 Carp	1.890	S.F.	68.93	80.76	2008 Qtr 2	40	40	\$ 3,230.39
Repair 12' x 12' steel roll-up door	10	1 Carp	3.000	Ea.	2,497.83	2,893.62	2008 Qtr 2	4	3	\$ 8,680.86
Refinish 12' x 12' steel roll-up door	5	1 Pord	3.000	Ea.	506.49	616.62	2008 Qtr 2	8	8	\$ 4,932.96
Replace 12' x 12' steel roll-up door	35	2 Carp	3.000	Ea.	9,975.81	11,548.65	2008 Qtr 2	1	1	\$ 11,548.65
Repair steel, painted, door	14	1 Carp	4.000	Ea.	2,329.76	2,745.44	2008 Qtr 2	2	2	\$ 5,490.88
Refinish 3'-0" x 7'-0" steel, painted, door	4	1 Pord	4.000	Ea.	131.64	161.24	2008 Qtr 2	10	10	\$ 1,612.40
Replace 3'-0" x 7'-0" steel, painted, door	45	1 Carp	4.000	Ea.	2,128.32	2,480.16	2008 Qtr 2	0	0	\$ -
Debris removal by hand & visual inspection thermosetting	1	2 Rofc	3.320	M.S.F.	97.41	117.36	2008 Qtr 2	40	40	\$ 4,694.48
Non - destructive moisture inspection thermosetting	5	2 Rofc	3.320	M.S.F.	301.39	364.54	2008 Qtr 2	8	8	\$ 2,916.29
Roof replacement thermosetting	20	G1	33.200	Sq.	18,364.91	21,666.65	2008 Qtr 2	2	1	\$ 21,666.65
Minor membrane repairs - (2% of roof area) thermosetting	1	G5	0.664	Sq.	162.04	192.47	2008 Qtr 2	40	40	\$ 7,698.68
Flashing repairs - (2 S.F. per sq. repaired) thermosetting	1	2 Rofc	1.328	S.F.	2.95	3.52	2008 Qtr 2	40	40	\$ 140.77
Minor replacement - (25% of roof area) thermosetting	10	G5	8.300	Sq.	2,391.15	2,815.53	2008 Qtr 2	4	3	\$ 8,446.58
Repair steel painted interior door	14	1 Carp	3.000	Ea.	503.25	594.42	2008 Qtr 2	2	2	\$ 1,188.84
Refinish 3'-0" x 7'-0" steel painted interior door	4	1 Pord	3.000	Ea.	148.20	182.46	2008 Qtr 2	10	10	\$ 1,824.60
Replace 3'-0" x 7'-0" steel painted interior door	60	1 Carp	3.000	Ea.	2,812.62	3,269.88	2008 Qtr 2	0	0	\$ -
Refinish drywall	4	1 Pord	3,070.000	S.F.	1,842.00	2,271.80	2008 Qtr 2	10	10	\$ 22,718.00
Replace 5/8" drywall	75	2 Carp	3,070.000	S.F.	6,846.10	8,258.30	2008 Qtr 2	0	0	\$ -
Repair 5/8" drywall - (2% of walls)	20	1 Carp	61.400	S.F.	97.63	117.27	2008 Qtr 2	2	1	\$ 117.27
Refinish concrete floor finished	25	2 Cefi	28.200	C.S.F.	9,854.21	11,863.46	2008 Qtr 2	1	1	\$ 11,863.46
Replace vinyl floor	18	1 Tilf	55.560	S.Y.	2,652.99	3,239.15	2008 Qtr 2	2	2	\$ 6,478.30
Unplug clogged line flush-tank water closet	5	1 Plum	3.000	Ea.	504.78	630.54	2008 Qtr 2	8	8	\$ 5,044.32
Replace washer / diaphragm in ball cock flush-tank water closet	5	1 Plum	3.000	Ea.	42.21	52.20	2008 Qtr 2	8	8	\$ 417.60
Replace valve and ball cock assembly flush-tank water closet	15	1 Plum	3.000	Ea.	224.82	278.04	2008 Qtr 2	2	2	\$ 556.08
Install gasket between tank and bowl flush-tank water closet	20	1 Plum	3.000	Ea.	92.49	115.59	2008 Qtr 2	2	1	\$ 115.59
Replace two piece water closet flush-tank	35	2 Plum	3.000	Ea.	1,252.05	1,489.08	2008 Qtr 2	1	1	\$ 1,489.08
Replace one piece water closet flush-tank	35	2 Plum	3.000	Ea.	1,983.39	2,312.19	2008 Qtr 2	1	1	\$ 2,312.19
Replace faucet washer sink, iron enamel	2	1 Plum	1.000	Ea.	9.79	12.19	2008 Qtr 2	20	20	\$ 243.80
Clean trap sink, iron enamel	3	1 Plum	1.000	Ea.	6.60	8.25	2008 Qtr 2	13	13	\$ 107.25

FAC 7348 Car Wash Facility
CostWorks 2008 Quarter 2

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Description	Frequency	Crew	Qty	Unit	Total In-House	Total Incl. O&P	Release	Occurrences in Design Life	Adjusted Occurrences	Terminal Cutoff
Replace faucets sink, iron enamel	10	1 Plum	1.000	Ea.	123.49	149.06	2008 Qtr 2	4	3	\$ 447.18
Unstop sink sink, iron enamel	2	1 Plum	1.000	Ea.	32.21	40.50	2008 Qtr 2	20	20	\$ 810.00
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 urinal	7	1 Plum	1.000	Ea.	70.74	83.06	2008 Qtr 2	5	5	\$ 415.30
Rebuild flush valve urinal	20	1 Plum	1.000	Ea.	131.98	160.01	2008 Qtr 2	2	1	\$ 160.01
Unplug line urinal	5	1 Plum	1.000	Ea.	112.14	139.91	2008 Qtr 2	8	8	\$ 1,119.28
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	4	3	\$ 242.70
Replace pipe and fittings, copper 3/4"	20	2 Plum	16.000	L.F.	283.52	343.68	2008 Qtr 2	2	1	\$ 343.68
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	2	2	\$ 273.28
Overhaul water heater, gas / oil, 70 gallon	5	1 Plum	1.000	Ea.	126.58	158.02	2008 Qtr 2	8	8	\$ 1,264.16
Clean & service water heater, gas / oil, 70 gallon	1	1 Plum	1.000	Ea.	151.28	188.37	2008 Qtr 2	40	40	\$ 7,534.80
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
Unclog main drain pipe & fittings, cast iron	10	1 Plum	1.000	Ea.	35.62	44.41	2008 Qtr 2	4	3	\$ 133.23
Replace pipe & fittings, cast iron	40	2 Plum	16.000	L.F.	670.40	811.20	2008 Qtr 2	1	0	\$ -
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	3	\$ 432.42
Unclog floor drain, PVC	20	1 Plum	1.000	Ea.	37.09	45.87	2008 Qtr 2	2	1	\$ 45.87
General maintenance & repair drain: roof, scupper, area	1	1 Plum	8.000	Ea.	226.80	285.36	2008 Qtr 2	40	40	\$ 11,414.40
Replace drain: roof, scupper, area	40	1 Plum	8.000	Ea.	3,186.72	3,745.12	2008 Qtr 2	1	0	\$ -
Repair air conditioner, window, 1 ton	8	1 Stpi	2.000	Ea.	130.04	161.32	2008 Qtr 2	5	5	\$ 806.60
Replace air conditioner, window, 1 ton	10	L2	2.000	Ea.	1,296.68	1,504.12	2008 Qtr 2	4	3	\$ 4,512.36
Maintenance and repair explosionproof industrial heater	2	1 Elec	2.000	Ea.	256.84	302.36	2008 Qtr 2	20	20	\$ 6,047.20
Maintenance and inspection explosionproof industrial heater	0.5	1 Elec	2.000	Ea.	124.92	156.16	2008 Qtr 2	80	80	\$ 12,492.80
Replace heater explosionproof industrial heater	15	1 Elec	2.000	Ea.	11,501.24	13,143.42	2008 Qtr 2	2	2	\$ 26,286.84
Replace sprinkler head	20	1 Plum	29.000	Ea.	1,846.72	2,275.34	2008 Qtr 2	2	1	\$ 2,275.34
Inspect sprinkler system	1	1 Plum	1.000	Ea.	26.55	32.89	2008 Qtr 2	40	40	\$ 1,315.60
Rebuild double check 3" backflow preventer sprinkler system	1	1 Plum	1.000	Ea.	598.06	715.83	2008 Qtr 2	40	40	\$ 28,633.20
Maintenance and repair safety switch gen., 2 pole	8	1 Elec	6.000	Ea.	171.00	213.78	2008 Qtr 2	5	5	\$ 1,068.90
Maintenance and inspection safety switch, 2 pole	1	1 Elec	6.000	Ea.	171.00	213.78	2008 Qtr 2	40	40	\$ 8,551.20
Replace safety switch 240 V, 2 pole	25	2 Elec	6.000	Ea.	2,123.88	2,528.28	2008 Qtr 2	1	1	\$ 2,528.28
Repair switchgear 1200 A mainframe	5	1 Elec	1.000	Ea.	1,694.09	1,975.10	2008 Qtr 2	8	8	\$ 15,800.80
Maintenance and inspection switchgear, mainframe	1	1 Elec	1.000	Ea.	45.81	57.01	2008 Qtr 2	40	40	\$ 2,280.40
Replace switchgear 1200 A mainframe	20	3 Elec	1.000	Ea.	4,052.28	4,808.24	2008 Qtr 2	2	1	\$ 4,808.24
Replace fluor. ballast for fluorescent lighting fixture, 80 W	10	1 Elec	12.000	Ea.	1,194.96	1,440.96	2008 Qtr 2	4	3	\$ 4,322.88

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Description	Frequency	Crew	Qty	Unit	Total In-House	Total Incl. O&P	Release	Occurrences in Design Life	Adjusted Occurrences	Terminal Cutoff
Replace lamps (2 lamps) fluorescent lighting fixture, 80 W	10	1 Elec	12.000	Ea.	305.28	374.16	2008 Qtr 2	4	3	\$ 1,122.48
Maintenance and repair receptacles and plugs	20	1 Elec	14.000	Ea.	435.26	542.22	2008 Qtr 2	2	1	\$ 542.22
Replace receptacle/plug receptacles and plugs	20	1 Elec	14.000	Ea.	738.64	901.88	2008 Qtr 2	2	1	\$ 901.88
Maintenance and repair wiring devices, switches	10	1 Elec	9.000	Ea.	279.81	348.57	2008 Qtr 2	4	3	\$ 1,045.71
Replace switch wiring devices, switches	15	1 Elec	9.000	Ea.	460.89	561.15	2008 Qtr 2	2	2	\$ 1,122.30
Repair heat detector	10	1 Elec	12.000	Ea.	501.60	613.56	2008 Qtr 2	4	3	\$ 1,840.68
Check operation heat detector	1	1 Elec	12.000	Ea.	136.80	171.60	2008 Qtr 2	40	40	\$ 6,864.00
Replace heat detector	15	1 Elec	12.000	Ea.	1,403.64	1,711.08	2008 Qtr 2	2	2	\$ 3,422.16
					\$179,562.45	\$212,139.88				
									MR Subtotal	\$ 343,135.93
									MR Per Year	\$ 8,578.40
									PM Per Year	\$ 2,907.47
									Subtotal	\$ 11,485.87
									Total Per Unit	\$ 3.46

CostWorks 2009 Quarter 1 - FAC 7348-Car Wash Facility

Qty	Assembly Number	Description	Total In-House	Total Incl. O&P	Zip Code Prefix	Type	Release
3.000	B2035 410 1950	Door, overhead, electric, roll up, to 24' high x 25' w	720.48	870.36	200	FMR	2008 Qtr 2
7.000	B2035 225 1950	Door, emergency egress, swinging, annualized	346.57	402.57	200	FMR	2008 Qtr 2
3.000	C1025 110 1950	Fire doors, swinging, annualized	74.67	89.58	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 3950	Toilet (tank type), annualized	65.88	81.99	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	D2025 260 1950	Water heater, gas, to 120 gal., annualized	156.50	189.02	200	FMR	2008 Qtr 2
			\$2,410.42	\$2,907.47			

FAC 7348 Sustainment by Year - Terminal Cutoff Applied

