

FAC 7353 Dependent School Support Facility

RUC: \$191.72 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: \$4.92 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 7353-Dependent School Support Facility
CostWorks 2008 Quarter 2

Design Life= 45
Average S.F= 5,824

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
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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
Repair brick wall - 1st floor	25	1 Bric	159.300	S.F.	5,894.10	7,162.13	2008 Qtr 2	1	1	\$ 7,162.13
Replace brick wall - 2nd floor	75	2 Bric	15.930	C.S.F.	32,586.25	39,101.62	2008 Qtr 2	0	0	\$ -
Replace brick wall - 3rd floor	75	2 Bric	15.950	C.S.F.	33,025.43	39,658.88	2008 Qtr 2	0	0	\$ -
Repair 3' x 4' aluminum window - 1st floor	20	1 Carp	4.200	Ea.	987.13	1,155.59	2008 Qtr 2	2	2	\$ 2,311.18
Replace 3' x 4' aluminum window - 1st floor	50	1 Carp	42.000	Ea.	31,540.74	36,495.06	2008 Qtr 2	0	0	\$ -
Replace glass - 1st flr. (1% of glass)	1	1 Carp	5.040	S.F.	45.61	53.52	2008 Qtr 2	45	45	\$ 2,408.62
Replace glass - 2nd flr. (1% of glass)	1	1 Carp	10.320	S.F.	133.85	159.34	2008 Qtr 2	45	45	\$ 7,170.34
Replace glass - 3rd floor (1% of glass)	1	1 Carp	10.320	S.F.	205.37	247.27	2008 Qtr 2	45	45	\$ 11,127.02
Repair 3' x 4' aluminum window - 2nd floor	20	1 Carp	8.600	Ea.	2,354.51	2,780.90	2008 Qtr 2	2	2	\$ 5,561.79
Replace 3' x 4' aluminum window - 2nd floor	50	1 Carp	86.000	Ea.	67,915.06	78,874.04	2008 Qtr 2	0	0	\$ -
Repair 3' x 4' aluminum window - 3rd floor	20	1 Carp	8.600	Ea.	2,695.07	3,195.50	2008 Qtr 2	2	2	\$ 6,391.00
Replace 3' x 4' aluminum window - 3rd floor	50	1 Carp	86.000	Ea.	71,321.52	83,020.96	2008 Qtr 2	0	0	\$ -
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	\$ -
Repair steel, painted, door	14	1 Carp	0.400	Ea.	232.98	274.54	2008 Qtr 2	3	2	\$ 549.09
Refinish 3'-0" x 7'-0" steel, painted, door	4	1 Pord	4.000	Ea.	131.64	161.24	2008 Qtr 2	11	11	\$ 1,773.64
Replace 3'-0" x 7'-0" steel, painted, door	45	1 Carp	4.000	Ea.	2,128.32	2,480.16	2008 Qtr 2	1	0	\$ -
Debris removal and visual inspection built-up roofing	0.5	2 Rofc	1.943	M.S.F.	57.01	68.69	2008 Qtr 2	90	90	\$ 6,181.65
Non-destructive moisture inspection built-up roofing	5	2 Rofc	1.943	M.S.F.	176.39	213.34	2008 Qtr 2	9	9	\$ 1,920.07
Total roof replacement built-up roofing	28	G1	19.430	Sq.	11,090.26	13,133.71	2008 Qtr 2	1	1	\$ 13,133.71
Minor membrane repairs - (2% of roof area) built-up roofing	1	G5	0.388	Sq.	133.67	157.93	2008 Qtr 2	45	45	\$ 7,106.92
Flashing repairs - (2 S.F. per sq. repaired) built-up roofing	1	2 Rofc	0.777	S.F.	2.61	3.11	2008 Qtr 2	45	45	\$ 139.86
Minor membrane replacement - (25% of roof area) built-up roofing	15	G5	4.858	Sq.	2,887.74	3,444.71	2008 Qtr 2	3	2	\$ 6,889.42
Repair hollow core wood door interior	7	1 Carp	5.400	Ea.	905.85	1,069.96	2008 Qtr 2	6	6	\$ 6,419.74
Refinish 3'-0" x 7'-0" hollow core wood door interior	4	1 Pord	54.000	Ea.	2,279.88	2,806.92	2008 Qtr 2	11	11	\$ 30,876.12
Replace 3'-0" x 7'-0" hollow core wood door interior	30	1 Carp	54.000	Ea.	17,331.84	20,299.68	2008 Qtr 2	1	1	\$ 20,299.68
Repair solid core wood door interior	11	1 Carp	4.100	Ea.	687.78	812.37	2008 Qtr 2	4	3	\$ 2,437.12
Refinish 3'-0" x 7'-0" solid core wood door interior	4	1 Pord	41.000	Ea.	1,731.02	2,131.18	2008 Qtr 2	11	11	\$ 23,442.98
Replace 3'-0" x 7'-0" solid core wood door interior	40	1 Carp	41.000	Ea.	15,034.70	17,429.92	2008 Qtr 2	1	1	\$ 17,429.92
Repair concrete steps	15	1 Cefi	10.500	S.F.	178.40	207.69	2008 Qtr 2	3	2	\$ 415.38
Replace concrete steps	100	2 Cefi	105.000	S.F.	5,198.55	6,309.45	2008 Qtr 2	0	0	\$ -
Replace metal stair railing interior	45	2 Sswk	58.000	L.F.	2,080.46	2,403.52	2008 Qtr 2	1	0	\$ -
Refinish concrete block wall painted	4	1 Pord	13.420	C.S.F.	1,304.02	1,585.30	2008 Qtr 2	11	11	\$ 17,438.35
Replace 8" concrete block wall painted	75	2 Bric	13.420	C.S.F.	14,464.21	17,394.87	2008 Qtr 2	0	0	\$ -
Repair 8" concrete block wall - (2% of walls) painted	25	1 Bric	0.268	C.S.F.	271.00	325.36	2008 Qtr 2	1	1	\$ 325.36
Refinish drywall	8	1 Pord	8,000.000	S.F.	4,800.00	5,920.00	2008 Qtr 2	5	5	\$ 29,600.00

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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 5/8" drywall	75	2 Carp	8,000.000	S.F.	17,840.00	21,520.00	2008 Qtr 2	0	0	\$ -
Repair 5/8" drywall - (2% of walls)	20	1 Carp	160.000	S.F.	254.40	305.60	2008 Qtr 2	2	2	\$ 611.20
Replace carpet	8	2 Tilf	563.000	S.Y.	25,408.19	29,354.82	2008 Qtr 2	5	5	\$ 146,774.10
Replace 2" x 2" thin set ceramic tile floor	50	1 Tilf	4.660	C.S.F.	6,262.53	7,537.92	2008 Qtr 2	0	0	\$ -
Ceramic tile floor repairs - (2% of floors)	15	1 Tilf	0.093	C.S.F.	57.47	71.60	2008 Qtr 2	3	2	\$ 143.20
Refinish concrete floor finished	25	2 Cefi	2.910	C.S.F.	1,016.87	1,224.21	2008 Qtr 2	1	1	\$ 1,224.21
Refinish sheetrock ceiling	20	1 Pord	58.240	C.S.F.	7,319.02	9,044.09	2008 Qtr 2	2	2	\$ 18,088.18
Replace sheetrock ceiling	40	2 Carp	58.240	C.S.F.	20,869.14	25,480.58	2008 Qtr 2	1	1	\$ 25,480.58
Repair sheetrock ceiling - (2% of ceilings)	20	1 Carp	1.165	C.S.F.	406.88	496.60	2008 Qtr 2	2	2	\$ 993.21
Check / minor repairs drinking fountain	1	1 Plum	3.000	Ea.	112.74	142.02	2008 Qtr 2	45	45	\$ 6,390.90
Repair internal leaks drinking fountain	4	1 Plum	3.000	Ea.	105.42	130.29	2008 Qtr 2	11	11	\$ 1,433.19
Correct water pressure drinking fountain	2	1 Plum	3.000	Ea.	96.63	121.50	2008 Qtr 2	22	22	\$ 2,673.00
Replace refrigerant drinking fountain	2	1 Plum	3.000	Ea.	47.52	56.58	2008 Qtr 2	22	22	\$ 1,244.76
Repair drain leak drinking fountain	4	1 Plum	3.000	Ea.	67.89	81.09	2008 Qtr 2	11	11	\$ 891.99
Replace fountain drinking fountain	10	2 Plum	3.000	Ea.	3,017.52	3,580.71	2008 Qtr 2	4	4	\$ 14,322.84
Replace washer in spud connection lavatory, vitreous china	7	1 Plum	24.000	Ea.	576.24	679.92	2008 Qtr 2	6	6	\$ 4,079.52
Replace washer in faucet lavatory, vitreous china	2	1 Plum	24.000	Ea.	236.40	294.96	2008 Qtr 2	22	22	\$ 6,489.12
Replace faucets lavatory, vitreous china	10	1 Plum	24.000	Ea.	2,963.76	3,577.44	2008 Qtr 2	4	4	\$ 14,309.76
Clean out strainer and P trap lavatory, vitreous china	2	1 Plum	24.000	Ea.	648.96	805.68	2008 Qtr 2	22	22	\$ 17,724.96
Replace lavatory, vitreous china	35	2 Plum	24.000	Ea.	12,724.56	15,256.80	2008 Qtr 2	1	1	\$ 15,256.80
Replace faucet washer sink, iron enamel	2	1 Plum	3.000	Ea.	29.37	36.57	2008 Qtr 2	22	22	\$ 804.54
Clean trap sink, iron enamel	3	1 Plum	3.000	Ea.	19.80	24.75	2008 Qtr 2	15	15	\$ 371.25
Replace faucets sink, iron enamel	10	1 Plum	3.000	Ea.	370.47	447.18	2008 Qtr 2	4	4	\$ 1,788.72
Unstop sink sink, iron enamel	2	1 Plum	3.000	Ea.	96.63	121.50	2008 Qtr 2	22	22	\$ 2,673.00
Replace sink, P.E.C.I. sink, iron enamel	35	2 Plum	3.000	Ea.	1,658.16	1,973.07	2008 Qtr 2	1	1	\$ 1,973.07
Inspect / clean shower head fiberglass	3	1 Plum	16.000	Ea.	604.80	759.04	2008 Qtr 2	15	15	\$ 11,385.60
Replace mixing valve barrel shower, fiberglass	2	1 Plum	16.000	Ea.	2,370.40	2,821.12	2008 Qtr 2	22	22	\$ 62,064.64
Replace mixing valve shower, fiberglass	10	1 Plum	16.000	Ea.	4,394.88	5,264.00	2008 Qtr 2	4	4	\$ 21,056.00
Replace shower and fittings, fiberglass	20	2 Plum	16.000	Ea.	15,626.40	18,425.28	2008 Qtr 2	2	2	\$ 36,850.56
Replace flush valve diaphragm tankless water closet	10	1 Plum	7.000	Ea.	495.18	581.42	2008 Qtr 2	4	4	\$ 2,325.68
Rebuild flush valve tankless water closet	20	1 Plum	7.000	Ea.	923.86	1,120.07	2008 Qtr 2	2	2	\$ 2,240.14
Unplug clogged line tankless water closet	5	1 Plum	7.000	Ea.	1,177.82	1,471.26	2008 Qtr 2	9	9	\$ 13,241.34
Replace tankless water closet	35	2 Plum	7.000	Ea.	3,836.00	4,538.52	2008 Qtr 2	1	1	\$ 4,538.52
Replace tankless flush valve	25	1 Plum	7.000	Ea.	1,466.50	1,717.59	2008 Qtr 2	1	1	\$ 1,717.59
Replace wax ring gasket tankless water closet	5	1 Plum	7.000	Ea.	766.99	960.40	2008 Qtr 2	9	9	\$ 8,643.60
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

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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	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
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
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
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
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	2.000	Ea.	56.70	71.34	2008 Qtr 2	45	45	\$ 3,210.30
Replace drain: roof, scupper, area	40	1 Plum	2.000	Ea.	796.68	936.28	2008 Qtr 2	1	1	\$ 936.28
Install new 4" gasket, 1 per M.L.F. natural gas, steel/iron	30	1 Stpi	1.000	Ea.	157.52	195.63	2008 Qtr 2	1	1	\$ 195.63
Replace 10' of buried 4" diam steel pipe/M.L.F. natural gas	12	B35	1.000	Ea.	796.82	957.19	2008 Qtr 2	3	3	\$ 2,871.57
Repair chemical feed system	15	1 Stpi	1.000	Ea.	737.28	877.61	2008 Qtr 2	3	2	\$ 1,755.22
Replace chemical feed system	15	2 Stpi	1.000	Ea.	690.12	800.42	2008 Qtr 2	3	2	\$ 1,600.84
Inspect/check pump/motor operation, lub. circulation pump, bronze 1 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, bronze 1 HP	20	2 Plum	1.000	Ea.	3,804.94	4,368.82	2008 Qtr 2	2	2	\$ 8,737.64
Refill expansion tank	5	1 Stpi	1.000	Ea.	11.42	14.30	2008 Qtr 2	9	9	\$ 128.70
Replace expansion tank, 60 gal capacity	50	Q5	1.000	Ea.	1,534.86	1,778.25	2008 Qtr 2	0	0	\$ -
Repair boiler, gas, 250 MBH	7	1 Stpi	1.000	Ea.	1,671.11	1,960.83	2008 Qtr 2	6	6	\$ 11,764.98
Replace boiler, gas, 250 MBH	30	Q7	1.000	Ea.	6,685.70	7,995.55	2008 Qtr 2	1	1	\$ 7,995.55
Replace single zone rt. unit, 5 ton	15	Q5	2.000	Ea.	14,553.76	17,177.20	2008 Qtr 2	3	2	\$ 34,354.40
Repair single zone rt. unit, 5 ton	10	2 Stpi	1.000	Ea.	1,929.71	2,314.56	2008 Qtr 2	4	4	\$ 9,258.24
Replace sprinkler head	20	1 Plum	40.000	Ea.	2,547.20	3,138.40	2008 Qtr 2	2	2	\$ 6,276.80
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	3.000	Ea.	426.84	514.53	2008 Qtr 2	2	2	\$ 1,029.06
Maintenance and repair safety switch gen., 2 pole	8	1 Elec	1.000	Ea.	28.50	35.63	2008 Qtr 2	5	5	\$ 178.15
Maintenance and inspection safety switch, 2 pole	1	1 Elec	1.000	Ea.	28.50	35.63	2008 Qtr 2	45	45	\$ 1,603.35
Replace safety switch 240 V, 2 pole	25	2 Elec	1.000	Ea.	353.98	421.38	2008 Qtr 2	1	1	\$ 421.38
Maintenance and repair motor starter, up to 600 V	5	1 Elec	2.000	Ea.	341.50	415.00	2008 Qtr 2	9	9	\$ 3,735.00
Maintenance and inspection motor starter, up to 600 V	0.5	1 Elec	2.000	Ea.	76.34	95.70	2008 Qtr 2	90	90	\$ 8,613.00

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Replace starter motor starter, up to 600 V	18	1 Elec	2.000	Ea.	1,056.36	1,260.82	2008 Qtr 2	2	2	\$ 2,521.64
Replace fluor. ballast for fluorescent lighting fixture, 80 W	10	1 Elec	55.000	Ea.	5,476.90	6,604.40	2008 Qtr 2	4	4	\$ 26,417.60
Replace lamps (2 lamps) fluorescent lighting fixture, 80 W	10	1 Elec	55.000	Ea.	1,399.20	1,714.90	2008 Qtr 2	4	4	\$ 6,859.60
Maintenance and repair receptacles and plugs	20	1 Elec	121.000	Ea.	3,761.89	4,686.33	2008 Qtr 2	2	2	\$ 9,372.66
Replace receptacle/plug receptacles and plugs	20	1 Elec	121.000	Ea.	6,383.96	7,794.82	2008 Qtr 2	2	2	\$ 15,589.64
Maintenance and repair wiring devices, switches	10	1 Elec	48.000	Ea.	1,492.32	1,859.04	2008 Qtr 2	4	4	\$ 7,436.16
Replace switch wiring devices, switches	15	1 Elec	48.000	Ea.	2,458.08	2,992.80	2008 Qtr 2	3	2	\$ 5,985.60
Check and repair manual pull station	10	1 Elec	3.000	Ea.	207.63	254.61	2008 Qtr 2	4	4	\$ 1,018.44
Replace manual pull station	15	1 Elec	3.000	Ea.	377.22	455.67	2008 Qtr 2	3	2	\$ 911.34
Repair smoke detector	10	1 Elec	14.000	Ea.	534.66	658.00	2008 Qtr 2	4	4	\$ 2,632.00
Check operation smoke detector	1	1 Elec	14.000	Ea.	159.60	200.20	2008 Qtr 2	45	45	\$ 9,009.00
Replace smoke detector	15	1 Elec	14.000	Ea.	2,653.70	3,177.86	2008 Qtr 2	3	2	\$ 6,355.72
					\$536,873.12	\$635,801.69				
									MR Subtotal	\$ 913,314.00
									MR Per Year	\$ 20,295.87
									PM Per Year	\$ 9,287.80
									Subtotal	\$ 29,583.67
									Total Per Unit	\$ 5.08

CostWorks 2009 Quarter 1 - FAC 7353-Dependent School Support Facility

Qty	Assembly Number	Description	Total In-House	Total Incl. O&P	Zip Code Prefix	Type	Release
46.000	B2035 225 1950	Door, emergency egress, swinging, annualized	2,277.46	2,645.46	200	FMR	2008 Qtr 2
54.000	C1025 110 1950	Fire doors, swinging, annualized	1,344.06	1,612.44	200	FMR	2008 Qtr 2
7.000	D2015 100 2950	Toilet (vacuum breaker type), annualized	90.51	113.05	200	FMR	2008 Qtr 2
24.000	D2015 100 4950	Lavatories, annualized	592.32	721.92	200	FMR	2008 Qtr 2
16.000	D2015 100 5950	Showers, annualized	317.60	380.80	200	FMR	2008 Qtr 2
3.000	D2015 800 1950	Drink fountain, annualized	148.50	178.08	200	FMR	2008 Qtr 2
1.000	D3025 140 2950	Boiler, steam, oil, gas, or comb. fired, 120 to 500 M	1,276.24	1,570.05	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
4.000	D3045 160 1950	VAV Boxes, annualized	245.24	304.00	200	FMR	2008 Qtr 2
2.000	D3055 210 1950	Package unit, air cooled, 3 thru 24 ton, annualized	415.42	502.06	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	D4015 150 1950	Extinguishing system, wet pipe, annualized	806.79	983.35	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
			\$7,743.44	\$9,287.80			

FAC 7353 Sustainment by Year - Terminal Cutoff Applied

