

FAC 7332 Non-Exchange Eating Facility

RUC: \$206.36 SF

Source: USACE PAX Newsletter 3.2.2 dated 20 Mar 09
CatCode 73012
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: \$3.56 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 the relative annual sustainment requirements follows:

FAC 7332 Non-Exchange Eating Facility
CostWorks 2008 Quarter 2

Design Life= 35
Average S.F= 3,296

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 terra cotta wall - 1st floor	50	2 Bric	19.500	C.S.F.	25,499.37	29,779.04	2008 Qtr 2	0	0	\$ -
Replace glass - 1st floor (1% of glass)	1	1 Carp	3.600	S.F.	32.58	38.23	2008 Qtr 2	35	35	\$ 1,338.12
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	1 Carp	60.000	Ea.	6,897.60	8,172.00	2008 Qtr 2	1	1	\$ 8,172.00
Replace 2'-0" x 3'-0" aluminum window - 1st floor	50	1 Carp	60.000	Ea.	26,316.00	30,779.40	2008 Qtr 2	0	0	\$ -
Repair aluminum storefront door	12	1 Carp	4.000	Ea.	1,655.76	1,962.72	2008 Qtr 2	2	2	\$ 3,925.44
Replace 3'-0" x 7'-0" aluminum storefront doors	50	1 Carp	4.000	Ea.	6,725.04	7,896.32	2008 Qtr 2	0	0	\$ -
Repair steel, painted, door	14	1 Carp	2.000	Ea.	1,164.88	1,372.72	2008 Qtr 2	2	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	8	8	\$ 644.96
Replace 3'-0" x 7'-0" steel, painted, door	45	1 Carp	2.000	Ea.	1,064.16	1,240.08	2008 Qtr 2	0	0	\$ -
Visual inspection tile steep roofing	3	2 Rofc	4.000	M.S.F.	71.00	85.60	2008 Qtr 2	11	11	\$ 941.60
Minor tile repairs - (2% of roof area) tile steep roofing	20	2 Rofc	0.800	S.F.	10.04	11.59	2008 Qtr 2	1	1	\$ 11.59
Flashing repairs - (2 S.F. per sq. repaired) tile steep roofing	1	2 Rofc	1.600	S.F.	58.48	69.39	2008 Qtr 2	35	35	\$ 2,428.72
Total roof replacement tile steep roofing	70	2 Rofc	40.100	Sq.	52,137.22	59,945.49	2008 Qtr 2	0	0	\$ -
Repair solid core wood door interior	11	1 Carp	14.000	Ea.	2,348.50	2,773.96	2008 Qtr 2	3	2	\$ 5,547.92
Refinish 3'-0" x 7'-0" solid core wood door interior	4	1 Pord	14.000	Ea.	591.08	727.72	2008 Qtr 2	8	8	\$ 5,821.76
Replace 3'-0" x 7'-0" solid core wood door interior	40	1 Carp	14.000	Ea.	5,133.80	5,951.68	2008 Qtr 2	0	0	\$ -
Repair 4" x 4" thin set ceramic tile - (2% of walls)	10	1 Tilf	0.050	C.S.F.	37.70	45.62	2008 Qtr 2	3	3	\$ 136.85
Replace 4" x 4" thin set ceramic tile	75	1 Tilf	2.500	C.S.F.	2,051.73	2,486.33	2008 Qtr 2	0	0	\$ -
Repair 5/8" drywall - (2% of walls)	20	1 Carp	19.200	S.F.	30.53	36.67	2008 Qtr 2	1	1	\$ 36.67
Replace 5/8" drywall	75	2 Carp	962.000	S.F.	2,145.26	2,587.78	2008 Qtr 2	0	0	\$ -
Repair med. wt. vinyl wall covering - (2% of walls)	1	1 Pord	0.900	C.S.F.	200.02	240.49	2008 Qtr 2	35	35	\$ 8,417.12
Replace medium weight vinyl wall covering	15	1 Pord	47.700	C.S.F.	13,778.15	16,665.90	2008 Qtr 2	2	2	\$ 33,331.81
Refinish concrete floor finished	25	2 Cefi	4.100	C.S.F.	1,432.70	1,724.83	2008 Qtr 2	1	1	\$ 1,724.83
Quarry tile floor repairs - (2% of floors)	15	1 Tilf	57.800	S.F.	357.20	445.06	2008 Qtr 2	2	2	\$ 890.12
Replace quarry tile floor	50	2 Tilf	2,890.000	S.F.	39,101.70	46,789.10	2008 Qtr 2	0	0	\$ -
Acoustic tile repairs - (2% of ceilings)	9	1 Carp	0.100	C.S.F.	44.67	53.17	2008 Qtr 2	3	3	\$ 159.50
Replace acoustic tile ceiling, fire-rated	20	1 Carp	9.000	C.S.F.	3,628.35	4,311.00	2008 Qtr 2	1	1	\$ 4,311.00
Repair wood ceiling - (2% of ceilings)	10	1 Carp	0.600	C.S.F.	373.75	443.29	2008 Qtr 2	3	3	\$ 1,329.88
Refinish wood ceiling	6	1 Pord	30.200	C.S.F.	3,089.76	3,801.58	2008 Qtr 2	5	5	\$ 19,007.88
Replace wood ceiling	50	2 Carp	30.200	C.S.F.	19,086.40	22,651.81	2008 Qtr 2	0	0	\$ -
Check / minor repairs drinking fountain	1	1 Plum	1.000	Ea.	37.58	47.34	2008 Qtr 2	35	35	\$ 1,656.90
Repair internal leaks drinking fountain	4	1 Plum	1.000	Ea.	35.14	43.43	2008 Qtr 2	8	8	\$ 347.44
Correct water pressure drinking fountain	2	1 Plum	1.000	Ea.	32.21	40.50	2008 Qtr 2	17	17	\$ 688.50
Replace refrigerant drinking fountain	2	1 Plum	1.000	Ea.	15.84	18.86	2008 Qtr 2	17	17	\$ 320.62
Repair drain leak drinking fountain	4	1 Plum	1.000	Ea.	22.63	27.03	2008 Qtr 2	8	8	\$ 216.24
Replace fountain drinking fountain	10	2 Plum	1.000	Ea.	1,005.84	1,193.57	2008 Qtr 2	3	3	\$ 3,580.71
Replace washer in spud connection lavatory, vitreous china	7	1 Plum	8.000	Ea.	192.08	226.64	2008 Qtr 2	5	5	\$ 1,133.20
Replace washer in faucet lavatory, vitreous china	2	1 Plum	8.000	Ea.	78.80	98.32	2008 Qtr 2	17	17	\$ 1,671.44
Replace faucets lavatory, vitreous china	10	1 Plum	8.000	Ea.	987.92	1,192.48	2008 Qtr 2	3	3	\$ 3,577.44

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CostWorks 2008 Quarter 2

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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
Clean out strainer and P trap lavatory, vitreous china	2	1 Plum	8.000	Ea.	216.32	268.56	2008 Qtr 2	17	17	\$ 4,565.52
Replace lavatory, vitreous china	35	2 Plum	8.000	Ea.	4,241.52	5,085.60	2008 Qtr 2	1	0	\$ -
Replace faucet washer sink, iron enamel	2	1 Plum	1.000	Ea.	9.79	12.19	2008 Qtr 2	17	17	\$ 207.23
Clean trap sink, iron enamel	3	1 Plum	1.000	Ea.	6.60	8.25	2008 Qtr 2	11	11	\$ 90.75
Replace faucets sink, iron enamel	10	1 Plum	1.000	Ea.	123.49	149.06	2008 Qtr 2	3	3	\$ 447.18
Unstop sink sink, iron enamel	2	1 Plum	1.000	Ea.	32.21	40.50	2008 Qtr 2	17	17	\$ 688.50
Replace sink, P.E.C.I. sink, iron enamel	35	2 Plum	1.000	Ea.	552.72	657.69	2008 Qtr 2	1	0	\$ -
Replace faucet washer sink, stainless steel	2	1 Plum	2.000	Ea.	19.58	24.38	2008 Qtr 2	17	17	\$ 414.46
Clean trap sink, stainless steel	3	1 Plum	2.000	Ea.	13.20	16.50	2008 Qtr 2	11	11	\$ 181.50
Replace faucets sink, stainless steel	10	1 Plum	2.000	Ea.	246.98	298.12	2008 Qtr 2	3	3	\$ 894.36
Unstop sink, stainless steel	2	1 Plum	2.000	Ea.	64.42	81.00	2008 Qtr 2	17	17	\$ 1,377.00
Replace sink, stainless steel	40	2 Plum	2.000	Ea.	1,603.40	1,884.34	2008 Qtr 2	0	0	\$ -
Replace flush valve diaphragm tankless water closet	10	1 Plum	7.000	Ea.	495.18	581.42	2008 Qtr 2	3	3	\$ 1,744.26
Rebuild flush valve tankless water closet	20	1 Plum	7.000	Ea.	923.86	1,120.07	2008 Qtr 2	1	1	\$ 1,120.07
Unplug clogged line tankless water closet	5	1 Plum	7.000	Ea.	1,177.82	1,471.26	2008 Qtr 2	7	7	\$ 10,298.82
Replace tankless water closet	35	2 Plum	7.000	Ea.	3,836.00	4,538.52	2008 Qtr 2	1	0	\$ -
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	7	7	\$ 6,722.80
Replace flush valve diaphragm urinal	7	1 Plum	2.000	Ea.	141.48	166.12	2008 Qtr 2	5	5	\$ 830.60
Rebuild flush valve urinal	20	1 Plum	2.000	Ea.	263.96	320.02	2008 Qtr 2	1	1	\$ 320.02
Unplug line urinal	5	1 Plum	2.000	Ea.	224.28	279.82	2008 Qtr 2	7	7	\$ 1,958.74
Replace wall-hung urinal	35	2 Plum	2.000	Ea.	1,683.26	2,013.14	2008 Qtr 2	1	0	\$ -
Repair circulator pump, 1/12 - 3/4 H.P.	5	1 Stpi	1.000	Ea.	70.99	84.25	2008 Qtr 2	7	7	\$ 589.75
Replace circulator pump, 1/12 - 3/4 H.P.	15	Q1	1.000	Ea.	2,484.44	2,870.47	2008 Qtr 2	2	2	\$ 5,740.94
Minor repairs, adjustments water heater, gas / oil, 1150 GPH	2	2 Plum	1.000	Ea.	75.64	94.18	2008 Qtr 2	17	17	\$ 1,601.06
Clean & service water heater, gas / oil, 1150 GPH	2	2 Plum	1.000	Ea.	453.84	566.08	2008 Qtr 2	17	17	\$ 9,623.36
Replace water heater, gas / oil, 1150 GPH	20	2 Plum	1.000	Ea.	26,100.80	30,172.40	2008 Qtr 2	1	1	\$ 30,172.40
General maintenance & repair distribution: gutters, pipe	1	1 Plum	0.270	M.L.F.	62.73	78.41	2008 Qtr 2	35	35	\$ 2,744.37
Replace pipe or gutter distribution	20	1 Plum	270.000	L.F.	12,074.40	14,804.10	2008 Qtr 2	1	1	\$ 14,804.10
Install new 4" gasket, 1 per M.L.F. natural gas, steel/iron	30	1 Stpi	2.000	Ea.	315.04	391.26	2008 Qtr 2	1	1	\$ 391.26
Replace 1000 L.F. of hung 4" diam steel pipe natural gas	75	Q15	0.200	M.L.F.	13,019.67	15,747.83	2008 Qtr 2	0	0	\$ -
Replace roof mounted exhaust fan, 20,300 CFM exhaust fan	20	Q20	1.000	Ea.	7,780.84	9,075.66	2008 Qtr 2	1	1	\$ 9,075.66
Repair single zone rt. unit, 5 ton	10	2 Stpi	2.000	Ea.	3,859.42	4,629.12	2008 Qtr 2	3	3	\$ 13,887.36
Replace single zone rt. unit, 5 ton	15	Q5	2.000	Ea.	14,553.76	17,177.20	2008 Qtr 2	2	2	\$ 34,354.40
Inspect sprinkler system	1	1 Plum	1.000	Ea.	26.55	32.89	2008 Qtr 2	35	35	\$ 1,151.15
Replace sprinkler head	20	1 Plum	16.000	Ea.	1,018.88	1,255.36	2008 Qtr 2	1	1	\$ 1,255.36
Maintenance and repair safety switch, 3 pole safety switch, heavy duty	8	1 Elec	3.000	Ea.	85.50	106.89	2008 Qtr 2	4	3	\$ 320.67
Maintenance and inspection safety switch, 3 pole, heavy duty	1	1 Elec	3.000	Ea.	85.50	106.89	2008 Qtr 2	35	35	\$ 3,741.15
Replace safety switch, heavy duty	25	2 Elec	3.000	Ea.	1,741.44	2,042.13	2008 Qtr 2	1	1	\$ 2,042.13

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CostWorks 2008 Quarter 2

	Design Life= 35 Average S.F= 3,296	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.					
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Repair switchgear 1200 A mainframe	5	1 Elec	1.000	Ea.	1,694.09	1,975.10	2008 Qtr 2	7	7	\$ 13,825.70
Maintenance and inspection switchgear, mainframe	1	1 Elec	1.000	Ea.	45.81	57.01	2008 Qtr 2	35	35	\$ 1,995.35
Replace switchgear 1200 A mainframe	20	3 Elec	1.000	Ea.	4,052.28	4,808.24	2008 Qtr 2	1	1	\$ 4,808.24
Maintenance and repair motor starter, up to 600 V	5	1 Elec	2.000	Ea.	341.50	415.00	2008 Qtr 2	7	7	\$ 2,905.00
Maintenance and inspection motor starter, up to 600 V	0.5	1 Elec	2.000	Ea.	76.34	95.70	2008 Qtr 2	70	70	\$ 6,699.00
Replace starter motor starter, up to 600 V	18	1 Elec	2.000	Ea.	1,056.36	1,260.82	2008 Qtr 2	1	1	\$ 1,260.82
Replace fluor. ballast for fluorescent lighting fixture, 80 W	10	1 Elec	82.000	Ea.	8,165.56	9,846.56	2008 Qtr 2	3	3	\$ 29,539.68
Replace lamps (2 lamps) fluorescent lighting fixture, 80 W	10	1 Elec	82.000	Ea.	2,086.08	2,556.76	2008 Qtr 2	3	3	\$ 7,670.28
Replace fixture fluorescent lighting fixture, 80 W	20	1 Elec	82.000	Ea.	14,602.56	17,639.02	2008 Qtr 2	1	1	\$ 17,639.02
Maintenance and repair receptacles and plugs	20	1 Elec	36.000	Ea.	1,119.24	1,394.28	2008 Qtr 2	1	1	\$ 1,394.28
Replace receptacle/plug receptacles and plugs	20	1 Elec	36.000	Ea.	1,899.36	2,319.12	2008 Qtr 2	1	1	\$ 2,319.12
Maintenance and repair wiring devices, switches	10	1 Elec	9.000	Ea.	279.81	348.57	2008 Qtr 2	3	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 smoke detector	10	1 Elec	6.000	Ea.	229.14	282.00	2008 Qtr 2	3	3	\$ 846.00
Check operation smoke detector	1	1 Elec	6.000	Ea.	68.40	85.80	2008 Qtr 2	35	35	\$ 3,003.00
Replace smoke detector	15	1 Elec	6.000	Ea.	1,137.30	1,361.94	2008 Qtr 2	2	2	\$ 2,723.88
Repair damaged pipe insulation, fiberglass 3/4"	5	Q14	4.000	Ea.	62.88	76.72	2008 Qtr 2	7	7	\$ 537.04
Repair damaged pipe insulation, fiberglass 2"	5	Q14	2.000	Ea.	36.92	45.06	2008 Qtr 2	7	7	\$ 315.42
Replace pipe insulation, fiberglass 3/4"	5	Q14	0.030	M.L.F.	188.67	229.84	2008 Qtr 2	7	7	\$ 1,608.87
Replace pipe insulation, fiberglass 2"	5	Q14	0.010	M.L.F.	74.26	90.69	2008 Qtr 2	7	7	\$ 634.84
Replace pipe and fittings, copper 3/4"	20	2 Plum	32.000	L.F.	567.04	687.36	2008 Qtr 2	1	1	\$ 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
					\$358,353.74	\$423,909.52				
										MR Subtotal \$ 382,556.89
										MR Per Year \$ 10,930.20
										PM Per Year \$ 1,208.45
										Subtotal \$ 12,138.65
										Total Per Unit \$ 3.68

CostWorks 2008 Quarter 2 - FAC 7332 (Revised)

Qty	Description	Bare Total	Total In-House	Total Incl. O&P	Zip Code Prefix	Type	Release
6.000	Door, emergency egress, swinging, annualized	258.48	297.06	345.06	200	FMR	2008 Qtr 2
14.000	Fire doors, swinging, annualized	279.30	348.46	418.04	200	FMR	2008 Qtr 2
1.000	Drink fountain, annualized	40.12	49.50	59.36	200	FMR	2008 Qtr 2
8.000	Lavatories, annualized	157.76	197.44	240.64	200	FMR	2008 Qtr 2
7.000	Toilet (vacuum breaker type), annualized	72.73	90.51	113.05	200	FMR	2008 Qtr 2
2.000	Urinals, annualized	20.78	25.86	32.30	200	FMR	2008 Qtr 2
		\$829.17	\$1,008.83	\$1,208.45			

FAC 7332 Sustainment by Year - Terminal Cutoff Applied

