

FAC 6200 Administrative Structure, Underground

RUC: \$228.75 SF

Source: USACE PAX Newsletter 3.2.2 dated 20 Mar 09
CC 62010
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: \$2.21 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 6200-Administrative Structure, Underground
CostWorks 2008 Quarter 2

Design Life= 45
Average S.F= 16,900

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 8" concrete block wall - 1st floor	25	1 Bric	422.500	S.F.	8,475.35	10,309.00	2008 Qtr 2	1	1	\$ 10,309.00
Replace 8" concrete block wall - 1st floor	60	2 Bric	42.250	C.S.F.	42,033.26	50,597.33	2008 Qtr 2	0	0	\$ -
Replace 8" concrete block wall - 2nd floor	60	2 Bric	43.570	C.S.F.	46,235.18	55,704.25	2008 Qtr 2	0	0	\$ -
Repair steel, painted, door	14	1 Carp	0.200	Ea.	116.49	137.27	2008 Qtr 2	3	2	\$ 274.54
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	1	2 Rofc	8.450	M.S.F.	247.92	298.71	2008 Qtr 2	45	45	\$ 13,441.84
Non-destructive moisture inspection built-up roofing	5	2 Rofc	8.450	M.S.F.	767.09	927.81	2008 Qtr 2	9	9	\$ 8,350.29
Total roof replacement built-up roofing	28	G1	84.500	Sq.	48,230.91	57,117.78	2008 Qtr 2	1	1	\$ 57,117.78
Minor membrane repairs - (2% of roof area) built-up roofing	5	G5	1.690	Sq.	582.24	687.90	2008 Qtr 2	9	9	\$ 6,191.08
Flashing repairs - (2 S.F. per sq. repaired) built-up roofing	5	2 Rofc	3.380	S.F.	11.36	13.52	2008 Qtr 2	9	9	\$ 121.68
Minor membrane replacement - (25% of roof area) built-up roofing	20	G5	21.130	Sq.	12,560.31	14,982.86	2008 Qtr 2	2	2	\$ 29,965.72
Repair steel painted interior door	14	1 Carp	0.400	Ea.	67.10	79.26	2008 Qtr 2	3	2	\$ 158.51
Refinish 3'-0" x 7'-0" steel painted interior door	4	1 Pord	4.000	Ea.	197.60	243.28	2008 Qtr 2	11	11	\$ 2,676.08
Replace 3'-0" x 7'-0" steel painted interior door	60	1 Carp	4.000	Ea.	3,750.16	4,359.84	2008 Qtr 2	0	0	\$ -
Repair hollow core wood door interior	7	1 Carp	8.300	Ea.	1,392.33	1,644.56	2008 Qtr 2	6	6	\$ 9,867.37
Refinish 3'-0" x 7'-0" hollow core wood door interior	4	1 Pord	83.000	Ea.	3,504.26	4,314.34	2008 Qtr 2	11	11	\$ 47,457.74
Replace 3'-0" x 7'-0" hollow core wood door interior	30	1 Carp	83.000	Ea.	26,639.68	31,201.36	2008 Qtr 2	1	1	\$ 31,201.36
Repair concrete steps	15	1 Cefi	12.200	S.F.	207.28	241.32	2008 Qtr 2	3	2	\$ 482.63
Replace concrete steps	100	2 Cefi	122.000	S.F.	6,040.22	7,330.98	2008 Qtr 2	0	0	\$ -
Replace metal stair railing interior	45	2 Sswk	72.000	L.F.	2,582.64	2,983.68	2008 Qtr 2	1	0	\$ -
Refinish drywall	8	1 Pord	10,000.000	S.F.	6,000.00	7,400.00	2008 Qtr 2	5	5	\$ 37,000.00
Replace 5/8" drywall	75	2 Carp	10,000.000	S.F.	22,300.00	26,900.00	2008 Qtr 2	0	0	\$ -
Repair 5/8" drywall - (2% of walls)	20	1 Carp	200.000	S.F.	318.00	382.00	2008 Qtr 2	2	2	\$ 764.00
Replace carpet	12	2 Tilf	1,408.000	S.Y.	63,543.04	73,413.12	2008 Qtr 2	3	3	\$ 220,239.36
Refinish concrete floor finished	25	2 Cefi	15.210	C.S.F.	5,314.98	6,398.69	2008 Qtr 2	1	1	\$ 6,398.69
Replace terrazzo floor	75	2 Mstz	22.820	C.S.F.	32,859.43	38,914.26	2008 Qtr 2	0	0	\$ -
Terrazzo floor repairs - (2% of floors)	15	1 Mstz	45.640	S.F.	685.51	818.78	2008 Qtr 2	3	2	\$ 1,637.56
Replace vinyl floor	18	1 Tilf	0.470	S.Y.	22.44	27.40	2008 Qtr 2	2	2	\$ 54.80
Check / minor repairs drinking fountain	1	1 Plum	4.000	Ea.	150.32	189.36	2008 Qtr 2	45	45	\$ 8,521.20
Repair internal leaks drinking fountain	4	1 Plum	4.000	Ea.	140.56	173.72	2008 Qtr 2	11	11	\$ 1,910.92
Correct water pressure drinking fountain	2	1 Plum	4.000	Ea.	128.84	162.00	2008 Qtr 2	22	22	\$ 3,564.00
Replace refrigerant drinking fountain	2	1 Plum	4.000	Ea.	63.36	75.44	2008 Qtr 2	22	22	\$ 1,659.68
Repair drain leak drinking fountain	4	1 Plum	4.000	Ea.	90.52	108.12	2008 Qtr 2	11	11	\$ 1,189.32
Replace fountain drinking fountain	10	2 Plum	4.000	Ea.	4,023.36	4,774.28	2008 Qtr 2	4	4	\$ 19,097.12
Replace washer in spud connection lavatory, vitreous china	7	1 Plum	18.000	Ea.	432.18	509.94	2008 Qtr 2	6	6	\$ 3,059.64

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20% of the design life. This prevents scheduling major work near the end of 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
Replace washer in faucet lavatory, vitreous china	2	1 Plum	18.000	Ea.	177.30	221.22	2008 Qtr 2	22	22 \$	4,866.84
Replace faucets lavatory, vitreous china	10	1 Plum	18.000	Ea.	2,222.82	2,683.08	2008 Qtr 2	4	4 \$	10,732.32
Clean out strainer and P trap lavatory, vitreous china	2	1 Plum	18.000	Ea.	486.72	604.26	2008 Qtr 2	22	22 \$	13,293.72
Replace lavatory, vitreous china	35	2 Plum	18.000	Ea.	9,543.42	11,442.60	2008 Qtr 2	1	1 \$	11,442.60
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 flush valve diaphragm tankless water closet	10	1 Plum	16.000	Ea.	1,131.84	1,328.96	2008 Qtr 2	4	4 \$	5,315.84
Rebuild flush valve tankless water closet	20	1 Plum	16.000	Ea.	2,111.68	2,560.16	2008 Qtr 2	2	2 \$	5,120.32
Unplug clogged line tankless water closet	5	1 Plum	16.000	Ea.	2,692.16	3,362.88	2008 Qtr 2	9	9 \$	30,265.92
Replace tankless water closet	35	2 Plum	16.000	Ea.	8,768.00	10,373.76	2008 Qtr 2	1	1 \$	10,373.76
Replace tankless flush valve	25	1 Plum	16.000	Ea.	3,352.00	3,925.92	2008 Qtr 2	1	1 \$	3,925.92
Replace wax ring gasket tankless water closet	5	1 Plum	16.000	Ea.	1,753.12	2,195.20	2008 Qtr 2	9	9 \$	19,756.80
Replace flush valve diaphragm urinal	7	1 Plum	5.000	Ea.	353.70	415.30	2008 Qtr 2	6	6 \$	2,491.80
Rebuild flush valve urinal	20	1 Plum	5.000	Ea.	659.90	800.05	2008 Qtr 2	2	2 \$	1,600.10
Unplug line urinal	5	1 Plum	5.000	Ea.	560.70	699.55	2008 Qtr 2	9	9 \$	6,295.95
Replace wall-hung urinal	35	2 Plum	5.000	Ea.	4,208.15	5,032.85	2008 Qtr 2	1	1 \$	5,032.85
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	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	16.000	L.F.	670.40	811.20	2008 Qtr 2	1	1 \$	811.20
Replace 275 gallon fuel oil storage tank	30	Q5	1.000	Ea.	682.86	813.64	2008 Qtr 2	1	1 \$	813.64
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
Replace single zone rooftop unit, 60 ton	15	Q7	1.000	Ea.	70,810.00	82,892.60	2008 Qtr 2	3	2 \$	165,785.20
Repair single zone rooftop unit, 60 ton	10	Q6	0.500	Ea.	19,835.09	23,476.18	2008 Qtr 2	4	4 \$	93,904.70
Replace sprinkler head	20	1 Plum	85.000	Ea.	5,412.80	6,669.10	2008 Qtr 2	2	2 \$	13,338.20

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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
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
Inspect sprinkler system	1	1 Plum	1.000	Ea.	26.55	32.89	2008 Qtr 2	45	45	\$ 1,480.05
Replace fire alarm bell, 6"	20	1 Elec	4.000	Ea.	569.12	686.04	2008 Qtr 2	2	2	\$ 1,372.08
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	12.000	Ea.	648.00	769.68	2008 Qtr 2	22	22	\$ 16,932.96
Replace emergency lighting fixture	20	1 Elec	12.000	Ea.	10,119.00	11,659.20	2008 Qtr 2	2	2	\$ 23,318.40
Maintenance and repair exit light	20	1 Elec	12.000	Ea.	393.96	478.44	2008 Qtr 2	2	2	\$ 956.88
Replace lamp exit light	5	1 Elec	12.000	Ea.	148.20	175.44	2008 Qtr 2	9	9	\$ 1,578.96
Replace fluor. ballast for fluorescent lighting fixture, 80 W	10	1 Elec	238.000	Ea.	23,700.04	28,579.04	2008 Qtr 2	4	4	\$ 114,316.16
Replace lamps (2 lamps) fluorescent lighting fixture, 80 W	10	1 Elec	238.000	Ea.	6,054.72	7,420.84	2008 Qtr 2	4	4	\$ 29,683.36
Maintenance and repair incandescent lighting fixtures	10	1 Elec	26.000	Ea.	1,229.28	1,466.14	2008 Qtr 2	4	4	\$ 5,864.56
Replace lamp incandescent lighting fixtures	5	1 Elec	26.000	Ea.	181.48	221.52	2008 Qtr 2	9	9	\$ 1,993.68
Maintenance and repair receptacles and plugs	20	1 Elec	400.000	Ea.	12,436.00	15,492.00	2008 Qtr 2	2	2	\$ 30,984.00
Replace receptacle/plug receptacles and plugs	20	1 Elec	400.000	Ea.	21,104.00	25,768.00	2008 Qtr 2	2	2	\$ 51,536.00
Maintenance and repair wiring devices, switches	10	1 Elec	200.000	Ea.	6,218.00	7,746.00	2008 Qtr 2	4	4	\$ 30,984.00
Replace switch wiring devices, switches	15	1 Elec	200.000	Ea.	10,242.00	12,470.00	2008 Qtr 2	3	2	\$ 24,940.00
Check and repair manual pull station	10	1 Elec	4.000	Ea.	276.84	339.48	2008 Qtr 2	4	4	\$ 1,357.92
Replace manual pull station	15	1 Elec	4.000	Ea.	502.96	607.56	2008 Qtr 2	3	2	\$ 1,215.12
Repair smoke detector	10	1 Elec	35.000	Ea.	1,336.65	1,645.00	2008 Qtr 2	4	4	\$ 6,580.00
Check operation smoke detector	1	1 Elec	35.000	Ea.	399.00	500.50	2008 Qtr 2	45	45	\$ 22,522.50
Replace smoke detector	15	1 Elec	35.000	Ea.	6,634.25	7,944.65	2008 Qtr 2	3	2	\$ 15,889.30
					\$589,361.93	\$701,807.20				
									MR Subtotal	\$ 1,357,341.83
									MR Per Year	\$ 30,163.15
									PM Per Year	\$ 8,415.62
									Subtotal	\$ 38,578.77
									Total Per Unit	\$ 2.28

CostWorks 2009 Quarter 1 - FAC 6200-Administrative Structure, Underground

Qty	Assembly Number	Description	Total In-House	Total Incl. O&P	Zip Code Prefix	Type	Release
4.000	C1025 110 1950	Fire doors, swinging, annualized	99.56	119.44	200	FMR	2008 Qtr 2
85.000	B2035 225 1950	Door, emergency egress, swinging, annualized	4,208.35	4,888.35	200	FMR	2008 Qtr 2
5.000	D2015 100 1950	Urinals, annualized	64.65	80.75	200	FMR	2008 Qtr 2
16.000	D2015 100 2950	Toilet (vacuum breaker type), annualized	206.88	258.40	200	FMR	2008 Qtr 2
18.000	D2015 100 4950	Lavatories, annualized	444.24	541.44	200	FMR	2008 Qtr 2
4.000	D2015 800 1950	Drink fountain, annualized	198.00	237.44	200	FMR	2008 Qtr 2
10.000	D3045 160 1950	VAV Boxes, annualized	613.10	760.00	200	FMR	2008 Qtr 2
1.000	D3055 210 2950	Package unit, air cooled, 25 thru 50 ton, annualized	284.94	341.10	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 220 1950	Circuit breaker, high voltage air, annualized	26.98	33.59	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	D5095 250 1950	Light, emergency, hardwired system, annualized	14.25	17.87	200	FMR	2008 Qtr 2
1.000	G3015 108 2950	Storage tank, ground level, annualized	52.65	62.76	200	FMR	2008 Qtr 2
			\$7,096.24	\$8,415.62			

FAC 6200 Sustainment by Year - Terminal Cutoff Applied

