

FAC 1446 Security Force Building

RUC: \$256.00 SF

Source: USACE PAX Newsletter 3.2.2 dated 20 Mar 09
CC 73016
Deflated to FY-09 using Appendix C
In V12, Tri-Service and USACE PAX Newsletter values were updated while
all other values were inflated only.

SUC: \$4.57 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 relative annual sustainment requirements
follows:

FAC 1446-Security Force Building
CostWorks 2008

Design Life= 55
Average S.F= 6,545

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	181.300	S.F.	6,708.10	8,151.25	2008 Qtr 2	2	1	\$ 8,151.25
Replace brick wall - 2nd floor	75	2 Bric	18.120	C.S.F.	37,066.09	44,477.17	2008 Qtr 2	0	0	\$ -
Replace brick wall - 3rd floor	75	2 Bric	8.440	C.S.F.	17,475.53	20,985.64	2008 Qtr 2	0	0	\$ -
Replace glass - 1st floor (1% of glass)	1	1 Carp	3.480	S.F.	31.49	36.96	2008 Qtr 2	55	55	\$ 2,032.67
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	1 Carp	58.000	Ea.	6,667.68	7,899.60	2008 Qtr 2	2	2	\$ 15,799.20
Replace 2'-0" x 3'-0" aluminum window - 1st floor	50	1 Carp	58.000	Ea.	25,438.80	29,753.42	2008 Qtr 2	1	0	\$ -
Replace glass - 2nd floor (1% of glass)	1	1 Carp	3.840	S.F.	335.62	411.07	2008 Qtr 2	55	55	\$ 22,608.96
Repair 2'-0" x 3'-0" aluminum window - 2nd floor	20	1 Carp	64.000	Ea.	9,836.80	11,802.88	2008 Qtr 2	2	2	\$ 23,605.76
Replace 2'-0" x 3'-0" aluminum window - 2nd floor	50	1 Carp	64.000	Ea.	30,550.40	35,917.44	2008 Qtr 2	1	0	\$ -
Replace glass - 1st flr. (1% of glass)	1	1 Carp	1.440	S.F.	13.03	15.29	2008 Qtr 2	55	55	\$ 841.10
Repair 3' x 4' aluminum window - 1st floor	20	1 Carp	12.000	Ea.	2,820.36	3,301.68	2008 Qtr 2	2	2	\$ 6,603.36
Replace 3' x 4' aluminum window - 1st floor	50	1 Carp	12.000	Ea.	9,011.64	10,427.16	2008 Qtr 2	1	0	\$ -
Replace glass - 2nd flr. (1% of glass)	1	1 Carp	2.760	S.F.	35.80	42.61	2008 Qtr 2	55	55	\$ 2,343.79
Repair 3' x 4' aluminum window - 2nd floor	20	1 Carp	23.000	Ea.	6,296.94	7,437.28	2008 Qtr 2	2	2	\$ 14,874.56
Replace 3' x 4' aluminum window - 2nd floor	50	1 Carp	23.000	Ea.	18,163.33	21,094.22	2008 Qtr 2	1	0	\$ -
Repair 3' x 4' aluminum window - 3rd floor	20	1 Carp	23.000	Ea.	7,207.74	8,546.11	2008 Qtr 2	2	2	\$ 17,092.22
Replace 3' x 4' aluminum window - 3rd floor	50	1 Carp	23.000	Ea.	19,074.36	22,203.28	2008 Qtr 2	1	0	\$ -
Replace glass - 3rd floor (1% of glass)	1	1 Carp	2.760	S.F.	54.92	66.13	2008 Qtr 2	55	55	\$ 3,637.13
Repair aluminum storefront door	12	1 Carp	1.000	Ea.	413.94	490.68	2008 Qtr 2	4	4	\$ 1,962.72
Replace 3'-0" x 7'-0" aluminum storefront doors	50	1 Carp	1.000	Ea.	1,681.26	1,974.08	2008 Qtr 2	1	0	\$ -
Replace insulating glass - (3% of glass)	1	1 Carp	0.630	S.F.	22.98	26.92	2008 Qtr 2	55	55	\$ 1,480.59
Repair steel, painted, door	14	1 Carp	1.000	Ea.	582.44	686.36	2008 Qtr 2	3	3	\$ 2,059.08
Refinish 3'-0" x 7'-0" steel, painted, door	4	1 Pord	1.000	Ea.	32.91	40.31	2008 Qtr 2	13	13	\$ 524.03
Replace 3'-0" x 7'-0" steel, painted, door	45	1 Carp	1.000	Ea.	532.08	620.04	2008 Qtr 2	1	1	\$ 620.04
Replace tempered glass - (3% of glass)	1	1 Carp	0.630	S.F.	12.16	14.46	2008 Qtr 2	55	55	\$ 795.56
Repair steel, painted, door	14	1 Carp	4.000	Ea.	2,329.76	2,745.44	2008 Qtr 2	3	3	\$ 8,236.32
Refinish 3'-0" x 7'-0" steel, painted, door	4	1 Pord	4.000	Ea.	131.64	161.24	2008 Qtr 2	13	13	\$ 2,096.12
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	1	\$ 2,480.16
Replace tempered glass - (3% of glass)	1	1 Carp	2.520	S.F.	48.64	57.86	2008 Qtr 2	55	55	\$ 3,182.26
Debris removal by hand & visual inspection,modified bitum/thermoplastc	5	2 Rofc	2.728	M.S.F.	80.04	96.43	2008 Qtr 2	11	11	\$ 1,060.78
Non-destructive moisture inspection,modified bitum/thermoplastic	5	2 Rofc	2.728	M.S.F.	247.65	299.53	2008 Qtr 2	11	11	\$ 3,294.88
Total roof replacement,modified bituminous / thermoplastic	25	G1	27.280	Sq.	13,281.00	15,699.91	2008 Qtr 2	2	1	\$ 15,699.91
Minor membrane repairs-(2% of roof area),modified bitum/thermoplastic	5	G5	0.545	Sq.	145.40	171.53	2008 Qtr 2	11	11	\$ 1,886.87
Flashing repairs-(2 S.F. per sq. repaired),modified bitum/thermoplastc	5	2 Rofc	1.090	S.F.	3.62	4.26	2008 Qtr 2	11	11	\$ 46.88
Membrane replacement-(25% of roof area),modified bitum/thermoplastic	20	G5	6.820	Sq.	4,342.64	5,148.42	2008 Qtr 2	2	2	\$ 10,296.84
Repair steel painted interior door	14	1 Carp	1.000	Ea.	167.75	198.14	2008 Qtr 2	3	3	\$ 594.42

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CostWorks 2008

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Terminal Cutoff is the removal of a single task occurrence if that task occurs
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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
Refinish 3'-0" x 7'-0" steel painted interior door	4	1 Pord	1.000	Ea.	49.40	60.82	2008 Qtr 2	13	13	\$ 790.66
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	55	55	\$ 697.50
Repair hollow core wood door interior	7	1 Carp	28.000	Ea.	4,697.00	5,547.92	2008 Qtr 2	7	7	\$ 38,835.44
Refinish 3'-0" x 7'-0" hollow core wood door interior	4	1 Pord	28.000	Ea.	1,182.16	1,455.44	2008 Qtr 2	13	13	\$ 18,920.72
Replace 3'-0" x 7'-0" hollow core wood door interior	30	1 Carp	28.000	Ea.	8,986.88	10,525.76	2008 Qtr 2	1	1	\$ 10,525.76
Repair solid core wood door interior	11	1 Carp	47.000	Ea.	7,884.25	9,312.58	2008 Qtr 2	5	5	\$ 46,562.90
Refinish 3'-0" x 7'-0" solid core wood door interior	4	1 Pord	47.000	Ea.	1,984.34	2,443.06	2008 Qtr 2	13	13	\$ 31,759.78
Replace 3'-0" x 7'-0" solid core wood door interior	40	1 Carp	47.000	Ea.	17,234.90	19,980.64	2008 Qtr 2	1	1	\$ 19,980.64
Repair concrete steps	15	1 Cefi	8.300	S.F.	141.02	164.17	2008 Qtr 2	3	3	\$ 492.52
Replace concrete steps	100	2 Cefi	83.000	S.F.	4,109.33	4,987.47	2008 Qtr 2	0	0	\$ -
Replace metal stair railing interior	45	2 Sswk	53.000	L.F.	1,901.11	2,196.32	2008 Qtr 2	1	1	\$ 2,196.32
Repair fabric wall finish fabric interior	9	1 Pord	207.220	S.Y.	5,219.87	6,322.28	2008 Qtr 2	6	6	\$ 37,933.69
Replace fabric wall finish fabric interior	50	1 Pord	207.220	S.Y.	29,120.63	35,529.94	2008 Qtr 2	1	0	\$ -
Refinish drywall	8	1 Pord	25,684.000	S.F.	15,410.40	19,006.16	2008 Qtr 2	6	6	\$ 114,036.96
Replace 5/8" drywall	75	2 Carp	25,684.000	S.F.	57,275.32	69,089.96	2008 Qtr 2	0	0	\$ -
Repair 5/8" drywall - (2% of walls)	20	1 Carp	513.680	S.F.	816.75	981.13	2008 Qtr 2	2	2	\$ 1,962.26
Replace carpet	12	2 Tilf	589.000	S.Y.	26,581.57	30,710.46	2008 Qtr 2	4	4	\$ 122,841.84
Replace 2" x 2" thin set ceramic tile floor	50	1 Tilf	2.620	C.S.F.	3,520.99	4,238.06	2008 Qtr 2	1	0	\$ -
Ceramic tile floor repairs - (2% of floors)	15	1 Tilf	0.052	C.S.F.	32.14	40.03	2008 Qtr 2	3	3	\$ 120.10
Refinish concrete floor finished	25	2 Cefi	4.580	C.S.F.	1,600.44	1,926.76	2008 Qtr 2	2	1	\$ 1,926.76
Replace terrazzo floor	75	2 Mstz	4.420	C.S.F.	6,364.53	7,537.29	2008 Qtr 2	0	0	\$ -
Terrazzo floor repairs - (2% of floors)	15	1 Mstz	8.840	S.F.	132.78	158.59	2008 Qtr 2	3	3	\$ 475.77
Replace vinyl floor	18	1 Tilf	0.090	S.Y.	4.30	5.25	2008 Qtr 2	3	2	\$ 10.49
Replace acoustic tile ceiling, fire-rated	20	1 Carp	29.780	C.S.F.	12,005.81	14,264.62	2008 Qtr 2	2	2	\$ 28,529.24
Refinish sheetrock ceiling	20	1 Pord	35.670	C.S.F.	4,482.65	5,539.19	2008 Qtr 2	2	2	\$ 11,078.39
Replace sheetrock ceiling	40	2 Carp	35.670	C.S.F.	12,781.63	15,605.98	2008 Qtr 2	1	1	\$ 15,605.98
Repair sheetrock ceiling - (2% of ceilings)	20	1 Carp	0.713	C.S.F.	249.02	303.93	2008 Qtr 2	2	2	\$ 607.86
Check / minor repairs drinking fountain	1	1 Plum	1.000	Ea.	37.58	47.34	2008 Qtr 2	55	55	\$ 2,603.70
Repair internal leaks drinking fountain	4	1 Plum	1.000	Ea.	35.14	43.43	2008 Qtr 2	13	13	\$ 564.59
Correct water pressure drinking fountain	2	1 Plum	1.000	Ea.	32.21	40.50	2008 Qtr 2	27	27	\$ 1,093.50
Replace refrigerant drinking fountain	2	1 Plum	1.000	Ea.	15.84	18.86	2008 Qtr 2	27	27	\$ 509.22
Repair drain leak drinking fountain	4	1 Plum	1.000	Ea.	22.63	27.03	2008 Qtr 2	13	13	\$ 351.39
Replace fountain drinking fountain	10	2 Plum	1.000	Ea.	1,005.84	1,193.57	2008 Qtr 2	5	5	\$ 5,967.85
Replace washer in spud connection lavatory, vitreous china	7	1 Plum	9.000	Ea.	216.09	254.97	2008 Qtr 2	7	7	\$ 1,784.79
Replace washer in faucet lavatory, vitreous china	2	1 Plum	9.000	Ea.	88.65	110.61	2008 Qtr 2	27	27	\$ 2,986.47

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Replace faucets lavatory, vitreous china	10	1 Plum	9.000	Ea.	1,111.41	1,341.54	2008 Qtr 2	5	5 \$	6,707.70
Clean out strainer and P trap lavatory, vitreous china	2	1 Plum	9.000	Ea.	243.36	302.13	2008 Qtr 2	27	27 \$	8,157.51
Replace lavatory, vitreous china	35	2 Plum	9.000	Ea.	4,771.71	5,721.30	2008 Qtr 2	1	1 \$	5,721.30
Replace faucet washer sink, iron enamel	2	1 Plum	1.000	Ea.	9.79	12.19	2008 Qtr 2	27	27 \$	329.13
Clean trap sink, iron enamel	3	1 Plum	1.000	Ea.	6.60	8.25	2008 Qtr 2	18	18 \$	148.50
Replace faucets sink, iron enamel	10	1 Plum	1.000	Ea.	123.49	149.06	2008 Qtr 2	5	5 \$	745.30
Unstop sink sink, iron enamel	2	1 Plum	1.000	Ea.	32.21	40.50	2008 Qtr 2	27	27 \$	1,093.50
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
Inspect / clean shower head fiberglass	3	1 Plum	4.000	Ea.	151.20	189.76	2008 Qtr 2	18	18 \$	3,415.68
Replace mixing valve barrel shower, fiberglass	2	1 Plum	4.000	Ea.	592.60	705.28	2008 Qtr 2	27	27 \$	19,042.56
Replace mixing valve shower, fiberglass	10	1 Plum	4.000	Ea.	1,098.72	1,316.00	2008 Qtr 2	5	5 \$	6,580.00
Replace shower and fittings, fiberglass	20	2 Plum	4.000	Ea.	3,906.60	4,606.32	2008 Qtr 2	2	2 \$	9,212.64
Replace flush valve diaphragm tankless water closet	10	1 Plum	9.000	Ea.	636.66	747.54	2008 Qtr 2	5	5 \$	3,737.70
Rebuild flush valve tankless water closet	20	1 Plum	9.000	Ea.	1,187.82	1,440.09	2008 Qtr 2	2	2 \$	2,880.18
Unplug clogged line tankless water closet	5	1 Plum	9.000	Ea.	1,514.34	1,891.62	2008 Qtr 2	11	11 \$	20,807.82
Replace tankless water closet	35	2 Plum	9.000	Ea.	4,932.00	5,835.24	2008 Qtr 2	1	1 \$	5,835.24
Replace tankless flush valve	25	1 Plum	9.000	Ea.	1,885.50	2,208.33	2008 Qtr 2	2	1 \$	2,208.33
Replace wax ring gasket tankless water closet	5	1 Plum	9.000	Ea.	986.13	1,234.80	2008 Qtr 2	11	11 \$	13,582.80
Replace flush valve diaphragm urinal	7	1 Plum	4.000	Ea.	282.96	332.24	2008 Qtr 2	7	7 \$	2,325.68
Rebuild flush valve urinal	20	1 Plum	4.000	Ea.	527.92	640.04	2008 Qtr 2	2	2 \$	1,280.08
Unplug line urinal	5	1 Plum	4.000	Ea.	448.56	559.64	2008 Qtr 2	11	11 \$	6,156.04
Replace wall-hung urinal	35	2 Plum	4.000	Ea.	3,366.52	4,026.28	2008 Qtr 2	1	1 \$	4,026.28
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	110	110 \$	849.20
Replace pump / motor assembly circulation pump, 1/12 HP	10	2 Plum	1.000	Ea.	736.33	863.29	2008 Qtr 2	5	5 \$	4,316.45
Resolder joint pipe & fittings, copper	10	1 Plum	2.000	Ea.	65.70	80.90	2008 Qtr 2	5	5 \$	404.50
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	16.000	L.F.	652.96	785.76	2008 Qtr 2	2	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	3	3 \$	409.92
Overhaul water heater, gas / oil, 70 gallon	5	1 Plum	1.000	Ea.	126.58	158.02	2008 Qtr 2	11	11 \$	1,738.22
Clean & service water heater, gas / oil, 70 gallon	1	1 Plum	1.000	Ea.	151.28	188.37	2008 Qtr 2	55	55 \$	10,360.35
Replace water heater, gas / oil, 70 gallon	12	2 Plum	1.000	Ea.	2,468.08	2,857.11	2008 Qtr 2	4	4 \$	11,428.44
Unclog main drain pipe & fittings, cast iron	10	1 Plum	1.000	Ea.	35.62	44.41	2008 Qtr 2	5	5 \$	222.05
Replace pipe & fittings, cast iron	40	2 Plum	16.000	L.F.	670.40	811.20	2008 Qtr 2	1	1 \$	811.20
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	5	5 \$	720.70
Unclog floor drain, PVC	20	1 Plum	1.000	Ea.	37.09	45.87	2008 Qtr 2	2	2 \$	91.74

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General maintenance & repair drain: roof, scupper, area	1	1 Plum	1.000	Ea.	28.35	35.67	2008 Qtr 2	55	55	\$ 1,961.85
Replace drain: roof, scupper, area	40	1 Plum	1.000	Ea.	398.34	468.14	2008 Qtr 2	1	1	\$ 468.14
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	4	4	\$ 3,828.76
Replace fan & motor, propeller exh., 4700 CFM exhaust fan	15	Q20	1.000	Ea.	1,393.63	1,626.35	2008 Qtr 2	3	3	\$ 4,879.05
Repair single zone rooftop unit, 25 ton	10	Q6	0.500	Ea.	12,910.55	14,961.45	2008 Qtr 2	5	5	\$ 74,807.23
Replace single zone rooftop unit, 25 ton	15	Q7	1.000	Ea.	34,098.40	39,677.60	2008 Qtr 2	3	3	\$ 119,032.80
Repair fan coil unit, 1 ton	10	1 Stpi	1.500	Ea.	553.83	661.53	2008 Qtr 2	5	5	\$ 3,307.65
Replace fan coil unit, 1 ton	15	Q5	3.000	Ea.	3,294.90	3,886.68	2008 Qtr 2	3	3	\$ 11,660.04
Minor repairs to fire alarm control panel	5	1 Elec	1.000	Ea.	107.84	130.97	2008 Qtr 2	11	11	\$ 1,440.67
Maintenance and inspection fire alarm control panel	0.5	1 Elec	1.000	Ea.	30.54	38.17	2008 Qtr 2	110	110	\$ 4,198.70
Replace fire alarm control panel	15	1 Elec	1.000	Ea.	2,615.62	3,107.84	2008 Qtr 2	3	3	\$ 9,323.52
Replace sprinkler head	20	1 Plum	33.000	Ea.	2,101.44	2,589.18	2008 Qtr 2	2	2	\$ 5,178.36
Inspect sprinkler system	1	1 Plum	1.000	Ea.	26.55	32.89	2008 Qtr 2	55	55	\$ 1,808.95
Rebuild double check 3" backflow preventer sprinkler system	5	1 Plum	1.000	Ea.	598.06	715.83	2008 Qtr 2	11	11	\$ 7,874.13
Replace fire alarm bell, 6"	20	1 Elec	2.000	Ea.	284.56	343.02	2008 Qtr 2	2	2	\$ 686.04
Repair failed breaker, 3 pole circuit breaker	10	1 Elec	1.000	Ea.	342.23	400.69	2008 Qtr 2	5	5	\$ 2,003.45
Maintenance and inspection C.B., 3 pole circuit breaker	0.33	1 Elec	1.000	Ea.	22.91	28.50	2008 Qtr 2	166	166	\$ 4,731.00
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	1	0	\$ -
Maintenance and inspection lighting panel, indoor	3	1 Elec	3.000	Ea.	85.50	106.89	2008 Qtr 2	18	18	\$ 1,924.02
Replace fluor. ballast for fluorescent lighting fixture, 80 W	10	1 Elec	77.000	Ea.	7,667.66	9,246.16	2008 Qtr 2	5	5	\$ 46,230.80
Replace lamps (2 lamps) fluorescent lighting fixture, 80 W	10	1 Elec	77.000	Ea.	1,958.88	2,400.86	2008 Qtr 2	5	5	\$ 12,004.30
Maintenance and repair receptacles and plugs	20	1 Elec	297.000	Ea.	9,233.73	11,502.81	2008 Qtr 2	2	2	\$ 23,005.62
Replace receptacle/plug receptacles and plugs	20	1 Elec	297.000	Ea.	15,669.72	19,132.74	2008 Qtr 2	2	2	\$ 38,265.48
Maintenance and repair wiring devices, switches	10	1 Elec	119.000	Ea.	3,699.71	4,608.87	2008 Qtr 2	5	5	\$ 23,044.35
Replace switch wiring devices, switches	15	1 Elec	119.000	Ea.	6,093.99	7,419.65	2008 Qtr 2	3	3	\$ 22,258.95
Check and repair manual pull station	10	1 Elec	5.000	Ea.	346.05	424.35	2008 Qtr 2	5	5	\$ 2,121.75
Replace manual pull station	15	1 Elec	5.000	Ea.	628.70	759.45	2008 Qtr 2	3	3	\$ 2,278.35
Repair smoke detector	10	1 Elec	15.000	Ea.	572.85	705.00	2008 Qtr 2	5	5	\$ 3,525.00
Check operation smoke detector	1	1 Elec	15.000	Ea.	171.00	214.50	2008 Qtr 2	55	55	\$ 11,797.50
Replace smoke detector	15	1 Elec	15.000	Ea.	2,843.25	3,404.85	2008 Qtr 2	3	3	\$ 10,214.55
					\$595,812.96	\$709,256.76				
							7135.32		MR Subtotal	\$ 1,308,365.79
									MR Per Year	\$ 23,788.47

FAC 1446-Security Force Building
CostWorks 2008

Design Life= 55
Average S.F= 6,545

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
									PM Per Year	\$ 7,135.32
									Subtotal	\$ 30,923.79
									Total Per Unit	\$ 4.72

CostWorks 2009 Quarter 1 - FAC 1446-Security Force Building

Qty	Assembly Number	Description	Total In-House	Total Incl. O&P	Zip Code Prefix	Type	Release
53.000	B2035 225 1950	Door, emergency egress, swinging, annualized	2,624.03	3,048.03	200	FMR	2008 Qtr 2
29.000	C1025 110 1950	Fire doors, swinging, annualized	721.81	865.94	200	FMR	2008 Qtr 2
4.000	D2015 100 1950	Urinals, annualized	51.72	64.60	200	FMR	2008 Qtr 2
9.000	D2015 100 2950	Toilet (vacuum breaker type), annualized	116.37	145.35	200	FMR	2008 Qtr 2
9.000	D2015 100 4950	Lavatories, annualized	222.12	270.72	200	FMR	2008 Qtr 2
4.000	D2015 100 5950	Showers, annualized	79.40	95.20	200	FMR	2008 Qtr 2
1.000	D2015 800 1950	Drink fountain, annualized	49.50	59.36	200	FMR	2008 Qtr 2
3.000	D3045 120 1950	Fan coil unit, annualized	647.13	799.80	200	FMR	2008 Qtr 2
2.000	D3045 160 1950	VAV Boxes, annualized	122.62	152.00	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	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	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	D2025 260 1950	Water heater, gas, to 120 gal., annualized	156.50	189.02	200	FMR	2008 Qtr 2
			\$5,979.08	\$7,135.32			

FAC 1446 Sustainment by Year - Terminal Cutoff Applied

