

FAC 2281 Miscellaneous Support Production Plant

RUC: \$158.66 SF

Source: USACE PAX Newsletter 3.2.2 dated 20 Mar 09
CatCode 21885
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: \$3.18 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 2281 Miscellaneous Support Production Plant
CostWorks 2008 Quarter 2

	Design Life= 55 Average S.F.= 5,620	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	440.300	S.F.	16,291.10	19,795.89	2008 Qtr 2	2	1	\$ 19,795.89
Replace glass - 1st floor (1% of glass)	1	1 Carp	3.000	S.F.	27.15	31.86	2008 Qtr 2	55	55	\$ 1,752.30
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	1 Carp	5.000	Ea.	574.80	681.00	2008 Qtr 2	2	2	\$ 1,362.00
Replace 2'-0" x 3'-0" aluminum window - 1st floor	50	1 Carp	50.000	Ea.	21,930.00	25,649.50	2008 Qtr 2	1	0	\$ -
Replace glass - 2nd floor (1% of glass)	1	1 Carp	14.000	S.F.	702.66	857.36	2008 Qtr 2	55	55	\$ 47,154.80
Repair 3'-9" x 5'-5" steel frame window - 2nd flr.	20	1 Carp	7.000	Ea.	2,112.32	2,488.01	2008 Qtr 2	2	2	\$ 4,976.02
Refinish 3'-9" x 5'-5" steel frame window - 2nd flr.	12	1 Pord	70.000	Ea.	8,710.10	10,733.10	2008 Qtr 2	4	4	\$ 42,932.40
Replace 3'-9" x 5'-5" steel frame window - 2nd flr.	45	1 Carp	7.000	Ea.	11,100.32	12,793.97	2008 Qtr 2	1	1	\$ 12,793.97
Finish new 3'-9" x 5'-5" st. fr. window - 2nd flr.	45	1 Pord	70.000	Ea.	8,092.00	9,964.50	2008 Qtr 2	1	1	\$ 9,964.50
Repair 12' x 12' steel roll-up door	10	1 Carp	0.100	Ea.	83.26	96.45	2008 Qtr 2	5	5	\$ 482.27
Refinish 12' x 12' steel roll-up door	12	1 Pord	1.000	Ea.	168.83	205.54	2008 Qtr 2	4	4	\$ 822.16
Replace 12' x 12' steel roll-up door	35	2 Carp	1.000	Ea.	3,325.27	3,849.55	2008 Qtr 2	1	1	\$ 3,849.55
Repair steel, painted, door	14	1 Carp	0.200	Ea.	116.49	137.27	2008 Qtr 2	3	3	\$ 411.82
Refinish 3'-0" x 7'-0" steel, painted, door	12	1 Pord	2.000	Ea.	65.82	80.62	2008 Qtr 2	4	4	\$ 322.48
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	1	\$ 1,240.08
Debris removal and visual inspection built-up roofing	1	2 Rofc	5.600	M.S.F.	164.30	197.96	2008 Qtr 2	55	55	\$ 10,887.80
Non-destructive moisture inspection built-up roofing	5	2 Rofc	5.600	M.S.F.	508.37	614.88	2008 Qtr 2	11	11	\$ 6,763.68
Minor membrane repairs - (2% of roof area) built-up roofing	1	G5	1.100	Sq.	378.97	447.74	2008 Qtr 2	55	55	\$ 24,625.92
Flashing repairs - (2 S.F. per sq. repaired) built-up roofing	5	2 Rofc	2.200	S.F.	7.39	8.80	2008 Qtr 2	11	11	\$ 96.80
Minor membrane replacement - (25% of roof area) built-up roofing	20	G5	14.000	Sq.	8,322.02	9,927.12	2008 Qtr 2	2	2	\$ 19,854.24
Total roof replacement built-up roofing	28	G1	56.200	Sq.	32,077.84	37,988.39	2008 Qtr 2	1	1	\$ 37,988.39
Repair steel painted interior door	14	1 Carp	0.200	Ea.	33.55	39.63	2008 Qtr 2	3	3	\$ 118.88
Refinish 3'-0" x 7'-0" steel painted interior door	12	1 Pord	2.000	Ea.	98.80	121.64	2008 Qtr 2	4	4	\$ 486.56
Replace 3'-0" x 7'-0" steel painted interior door	60	1 Carp	2.000	Ea.	1,875.08	2,179.92	2008 Qtr 2	0	0	\$ -
Repair solid core wood door interior	11	1 Carp	4.000	Ea.	671.00	792.56	2008 Qtr 2	5	5	\$ 3,962.80
Refinish 3'-0" x 7'-0" solid core wood door interior	12	1 Pord	4.000	Ea.	168.88	207.92	2008 Qtr 2	4	4	\$ 831.68
Replace 3'-0" x 7'-0" solid core wood door interior	40	1 Carp	4.000	Ea.	1,466.80	1,700.48	2008 Qtr 2	1	1	\$ 1,700.48
Repair 8" concrete block wall - (2% of walls) painted	25	1 Bric	0.800	C.S.F.	808.97	971.22	2008 Qtr 2	2	1	\$ 971.22
Refinish concrete block wall painted	12	1 Pord	44.500	C.S.F.	4,324.07	5,256.79	2008 Qtr 2	4	4	\$ 21,027.14
Replace 8" concrete block wall painted	75	2 Bric	44.500	C.S.F.	47,962.55	57,680.46	2008 Qtr 2	0	0	\$ -
Repair 5/8" drywall - (2% of walls)	20	1 Carp	23.000	S.F.	36.57	43.93	2008 Qtr 2	2	2	\$ 87.86
Replace 5/8" drywall	75	2 Carp	1,153.000	S.F.	2,571.19	3,101.57	2008 Qtr 2	0	0	\$ -
Replace carpet	12	2 Tilf	55.500	S.Y.	2,504.72	2,893.77	2008 Qtr 2	4	4	\$ 11,575.08
Refinish concrete floor finished	25	2 Cefi	49.000	C.S.F.	17,122.56	20,613.81	2008 Qtr 2	2	1	\$ 20,613.81
Replace vinyl floor	18	1 Tilf	24.300	S.Y.	1,160.33	1,416.69	2008 Qtr 2	3	2	\$ 2,833.38
Acoustic tile repairs - (2% of ceilings)	9	1 Carp	0.100	C.S.F.	44.67	53.17	2008 Qtr 2	6	6	\$ 319.00
Replace acoustic tile ceiling, fire-rated	20	1 Carp	7.100	C.S.F.	2,862.37	3,400.90	2008 Qtr 2	2	2	\$ 6,801.80
Repair sheetrock ceiling - (2% of ceilings)	20	1 Carp	0.070	C.S.F.	24.45	29.84	2008 Qtr 2	2	2	\$ 59.68
Refinish sheetrock ceiling	20	1 Pord	3.700	C.S.F.	464.98	574.57	2008 Qtr 2	2	2	\$ 1,149.15

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CostWorks 2008 Quarter 2

Design Life= 55
Average S.F= 5,620

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 sheetrock ceiling	40	2 Carp	3.700	C.S.F.	1,325.82	1,618.79	2008 Qtr 2	1	1	\$ 1,618.79
Check / minor repairs drinking fountain	1	1 Plum	2.000	Ea.	75.16	94.68	2008 Qtr 2	55	55	\$ 5,207.40
Repair internal leaks drinking fountain	4	1 Plum	2.000	Ea.	70.28	86.86	2008 Qtr 2	13	13	\$ 1,129.18
Correct water pressure drinking fountain	2	1 Plum	2.000	Ea.	64.42	81.00	2008 Qtr 2	27	27	\$ 2,187.00
Replace refrigerant drinking fountain	2	1 Plum	2.000	Ea.	31.68	37.72	2008 Qtr 2	27	27	\$ 1,018.44
Repair drain leak drinking fountain	4	1 Plum	2.000	Ea.	45.26	54.06	2008 Qtr 2	13	13	\$ 702.78
Replace fountain drinking fountain	10	2 Plum	2.000	Ea.	2,011.68	2,387.14	2008 Qtr 2	5	5	\$ 11,935.70
Inspect and clean spray heads, emergency eye wash	3	1 Plum	1.000	Ea.	37.80	47.44	2008 Qtr 2	18	18	\$ 853.92
Replace eye wash station, emergency eye wash	25	2 Plum	1.000	Ea.	573.92	695.88	2008 Qtr 2	2	1	\$ 695.88
Inspect and clean shower head emergency shower station	3	1 Plum	1.000	Ea.	37.80	47.44	2008 Qtr 2	18	18	\$ 853.92
Replace shower emergency shower station	25	2 Plum	1.000	Ea.	726.39	873.58	2008 Qtr 2	2	1	\$ 873.58
Replace washer in spud connection lavatory, vitreous china	7	1 Plum	10.000	Ea.	240.10	283.30	2008 Qtr 2	7	7	\$ 1,983.10
Replace washer in faucet lavatory, vitreous china	2	1 Plum	10.000	Ea.	98.50	122.90	2008 Qtr 2	27	27	\$ 3,318.30
Replace faucets lavatory, vitreous china	10	1 Plum	10.000	Ea.	1,234.90	1,490.60	2008 Qtr 2	5	5	\$ 7,453.00
Clean out strainer and P trap lavatory, vitreous china	2	1 Plum	10.000	Ea.	270.40	335.70	2008 Qtr 2	27	27	\$ 9,063.90
Replace lavatory, vitreous china	35	2 Plum	10.000	Ea.	5,301.90	6,357.00	2008 Qtr 2	1	1	\$ 6,357.00
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
Replace flush valve diaphragm tankless water closet	10	1 Plum	6.000	Ea.	424.44	498.36	2008 Qtr 2	5	5	\$ 2,491.80
Rebuild flush valve tankless water closet	20	1 Plum	6.000	Ea.	791.88	960.06	2008 Qtr 2	2	2	\$ 1,920.12
Unplug clogged line tankless water closet	5	1 Plum	6.000	Ea.	1,009.56	1,261.08	2008 Qtr 2	11	11	\$ 13,871.88
Replace tankless water closet	35	2 Plum	6.000	Ea.	3,288.00	3,890.16	2008 Qtr 2	1	1	\$ 3,890.16
Replace tankless flush valve	25	1 Plum	6.000	Ea.	1,257.00	1,472.22	2008 Qtr 2	2	1	\$ 1,472.22
Replace wax ring gasket tankless water closet	5	1 Plum	6.000	Ea.	657.42	823.20	2008 Qtr 2	11	11	\$ 9,055.20
Replace flush valve diaphragm urinal	7	1 Plum	2.000	Ea.	141.48	166.12	2008 Qtr 2	7	7	\$ 1,162.84
Rebuild flush valve urinal	20	1 Plum	2.000	Ea.	263.96	320.02	2008 Qtr 2	2	2	\$ 640.04
Unplug line urinal	5	1 Plum	2.000	Ea.	224.28	279.82	2008 Qtr 2	11	11	\$ 3,078.02
Replace wall-hung urinal	35	2 Plum	2.000	Ea.	1,683.26	2,013.14	2008 Qtr 2	1	1	\$ 2,013.14
Repair circulator pump, 1/12 - 3/4 H.P.	5	1 Stpi	1.000	Ea.	70.99	84.25	2008 Qtr 2	11	11	\$ 926.75
Replace circulator pump, 1/12 - 3/4 H.P.	15	Q1	1.000	Ea.	2,484.44	2,870.47	2008 Qtr 2	3	3	\$ 8,611.41
Repair damaged pipe insulation, fiberglass 3/4"	5	Q14	4.000	Ea.	62.88	76.72	2008 Qtr 2	11	11	\$ 843.92
Repair damaged pipe insulation, fiberglass 2"	5	Q14	2.000	Ea.	36.92	45.06	2008 Qtr 2	11	11	\$ 495.66
Replace pipe insulation, fiberglass 3/4"	5	Q14	0.030	M.L.F.	188.67	229.84	2008 Qtr 2	11	11	\$ 2,528.23
Replace pipe insulation, fiberglass 2"	5	Q14	0.010	M.L.F.	74.26	90.69	2008 Qtr 2	11	11	\$ 997.60
Replace pipe and fittings, copper 3/4"	20	2 Plum	32.000	L.F.	567.04	687.36	2008 Qtr 2	2	2	\$ 1,374.72
Replace pipe and fittings, copper 2"	25	2 Plum	16.000	L.F.	652.96	785.76	2008 Qtr 2	2	1	\$ 785.76

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Average S.F= 5,620		Sq=100 S.F; M.L.F=1000 L.F		from R.S. Means CostWorks						
Description	Frequency	Crew	Qty	Unit	Total In-House	Total Incl. O&P	Release	Occurrences In Design Life	Adjusted Occurrences	Terminal Cutoff
Drain and flush water heater, electric, 120 gallon	7	1 Plum	1.000	Ea.	226.43	283.04	2008 Qtr 2	7	7	\$ 1,981.28
Check operation water heater, electric, 120 gallon	3	1 Plum	1.000	Ea.	1.98	2.48	2008 Qtr 2	18	18	\$ 44.64
Replace water heater, electric, 120 gallon	15	2 Plum	1.000	Ea.	9,192.45	10,543.79	2008 Qtr 2	3	3	\$ 31,631.37
Unclog floor drain, PVC	20	1 Plum	1.000	Ea.	37.09	45.87	2008 Qtr 2	2	2	\$ 91.74
Repair joint pipe and fittings, PVC	10	1 Plum	2.000	Ea.	231.88	288.28	2008 Qtr 2	5	5	\$ 1,441.40
Replace pipe, 4" pipe and fittings, PVC	30	2 Plum	200.000	L.F.	11,840.00	14,638.00	2008 Qtr 2	1	1	\$ 14,638.00
General maintenance & repair drain: roof, scupper, area	1	1 Plum	2.000	Ea.	56.70	71.34	2008 Qtr 2	55	55	\$ 3,923.70
Replace drain: roof, scupper, area	40	1 Plum	2.000	Ea.	796.68	936.28	2008 Qtr 2	1	1	\$ 936.28
Repair single zone rooftop unit, 25 ton	10	Q6	1.000	Ea.	25,821.09	29,922.89	2008 Qtr 2	5	5	\$ 149,614.45
Replace single zone rooftop unit, 25 ton	15	Q7	0.500	Ea.	17,049.20	19,838.80	2008 Qtr 2	3	3	\$ 59,516.40
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
Inspect sprinkler system	1	1 Plum	1.000	Ea.	26.55	32.89	2008 Qtr 2	55	55	\$ 1,808.95
Replace sprinkler head	20	1 Plum	33.000	Ea.	2,101.44	2,589.18	2008 Qtr 2	2	2	\$ 5,178.36
Replace fire alarm bell, 6"	20	1 Elec	4.000	Ea.	569.12	686.04	2008 Qtr 2	2	2	\$ 1,372.08
Maintenance and repair safety switch, 3 pole safety switch, heavy duty	8	1 Elec	1.000	Ea.	28.50	35.63	2008 Qtr 2	6	6	\$ 213.78
Maintenance and inspection safety switch, 3 pole, heavy duty	1	1 Elec	1.000	Ea.	28.50	35.63	2008 Qtr 2	55	55	\$ 1,959.65
Replace safety switch, heavy duty	25	2 Elec	1.000	Ea.	580.48	680.71	2008 Qtr 2	2	1	\$ 680.71
Repair switchgear 1200 A mainframe	5	1 Elec	1.000	Ea.	1,694.09	1,975.10	2008 Qtr 2	11	11	\$ 21,726.10
Maintenance and inspection switchgear, mainframe	1	1 Elec	1.000	Ea.	45.81	57.01	2008 Qtr 2	55	55	\$ 3,135.55
Replace switchgear 1200 A mainframe	20	3 Elec	1.000	Ea.	4,052.28	4,808.24	2008 Qtr 2	2	2	\$ 9,616.48
Replace fluor. ballast for fluorescent lighting fixture, 80 W	10	1 Elec	150.000	Ea.	14,937.00	18,012.00	2008 Qtr 2	5	5	\$ 90,060.00
Replace lamps (2 lamps) fluorescent lighting fixture, 80 W	10	1 Elec	150.000	Ea.	3,816.00	4,677.00	2008 Qtr 2	5	5	\$ 23,385.00
Maintenance and repair receptacles and plugs	20	1 Elec	85.000	Ea.	2,642.65	3,292.05	2008 Qtr 2	2	2	\$ 6,584.10
Replace receptacle/plug receptacles and plugs	20	1 Elec	85.000	Ea.	4,484.60	5,475.70	2008 Qtr 2	2	2	\$ 10,951.40
Maintenance and repair wiring devices, switches	10	1 Elec	21.000	Ea.	652.89	813.33	2008 Qtr 2	5	5	\$ 4,066.65
Replace switch wiring devices, switches	15	1 Elec	21.000	Ea.	1,075.41	1,309.35	2008 Qtr 2	3	3	\$ 3,928.05
Check and repair manual pull station	10	1 Elec	2.000	Ea.	138.42	169.74	2008 Qtr 2	5	5	\$ 848.70
Replace manual pull station	15	1 Elec	2.000	Ea.	251.48	303.78	2008 Qtr 2	3	3	\$ 911.34
Repair smoke detector	10	1 Elec	20.000	Ea.	763.80	940.00	2008 Qtr 2	5	5	\$ 4,700.00
Check operation smoke detector	1	1 Elec	20.000	Ea.	228.00	286.00	2008 Qtr 2	55	55	\$ 15,730.00
Replace smoke detector	15	1 Elec	20.000	Ea.	3,791.00	4,539.80	2008 Qtr 2	3	3	\$ 13,619.40
					\$336,690.47	\$401,471.49				
									MR Subtotal	\$ 934,259.51
									MR Per Year	\$ 16,986.54

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Design Life= 55		C.S.F=100 S.F; MSF=1000 S.F		This spreadsheet was exported		Terminal Cutoff is the removal of a single task occurrenceif that task occurs within 10%				
Average S.F= 5,620		Sq=100 S.F; M.L.F=1000 L.F		from R.S. Means CostWorks		of the end of the design life and if the frequency of the task exceeds 20% of the design				
						llife. 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	Occurences In Design Life	Adjusted Occurences	Terminal Cutoff
								PM Per Year	\$	1,496.26
								Subtotal	\$	18,482.80
								Total Per Unit	\$	3.29

CostWorks 2009 Quarter 1 - FAC 2281 Miscellaneous Support Production Plant

Qty	Assembly Number	Description	Total In-House	Total Incl. O&P	Zip Code Prefix	Type	Release
4.000	D3045 160 1950	VAV Boxes, annualized	245.24	304.00	200	FMR	2008 Qtr 2
1.000	E1095 122 1950	Crane, electric bridge, up to 5 ton, annualized	152.92	186.81	200	FMR	2008 Qtr 2
1.000	B2035 400 1950	Door, overhead, manual, up to 24' high x 25' wide,	134.74	162.55	200	FMR	2008 Qtr 2
2.000	B2035 225 1950	Door, emergency egress, swinging, annualized	99.02	115.02	200	FMR	2008 Qtr 2
6.000	C1025 110 1950	Fire doors, swinging, annualized	149.34	179.16	200	FMR	2008 Qtr 2
2.000	D2015 800 1950	Drink fountain, annualized	99.00	118.72	200	FMR	2008 Qtr 2
10.000	D2015 100 4950	Lavatories, annualized	246.80	300.80	200	FMR	2008 Qtr 2
6.000	D2015 100 2950	Toilet (vacuum breaker type), annualized	77.58	96.90	200	FMR	2008 Qtr 2
2.000	D2015 100 1950	Urinals, annualized	25.86	32.30	200	FMR	2008 Qtr 2
			\$1,230.50	\$1,496.26			

FAC 2281 Sustainment by Year - Terminal Cutoff Applied

