

FAC 1723 Gas Training Facility

RUC: \$155.74 SF

Source: USACE PAX Newsletter 3.2.2 dated 20 Mar 09
CC 17122
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: \$2.01 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 1723-Gas Training Facility
CostWorks 2008 Quarter 2

Design Life= 50
Average S.F.= 1,733

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 glass - 1st floor (1% of glass)	1	1 Carp	0.100	S.F.	0.91	1.06	2008 Qtr 2	50	50	\$ 53.10
Repair steel, painted, door	14	1 Carp	2.000	Ea.	1,164.88	1,372.72	2008 Qtr 2	3	3	\$ 4,118.16
Refinish 3'-0" x 7'-0" steel, painted, door	4	1 Pord	2.000	Ea.	65.82	80.62	2008 Qtr 2	12	12	\$ 967.44
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
Replace tempered glass - (3% of glass)	1	1 Carp	1.300	S.F.	25.09	29.85	2008 Qtr 2	50	50	\$ 1,492.40
Debris removal and visual inspection built-up roofing	0.5	2 Rofc	1.700	M.S.F.	49.88	60.10	2008 Qtr 2	100	100	\$ 6,009.50
Non-destructive moisture inspection built-up roofing	5	2 Rofc	1.700	M.S.F.	154.33	186.66	2008 Qtr 2	10	10	\$ 1,866.60
Minor membrane repairs - (2% of roof area) built-up roofing	1	G5	0.300	Sq.	103.36	122.11	2008 Qtr 2	50	50	\$ 6,105.60
Flashing repairs - (2 S.F. per sq. repaired) built-up roofing	1	2 Rofc	0.600	S.F.	2.02	2.40	2008 Qtr 2	50	50	\$ 120.00
Minor membrane replacement - (25% of roof area) built-up roofing	15	G5	4.300	Sq.	2,556.05	3,049.04	2008 Qtr 2	3	3	\$ 9,147.13
Total roof replacement built-up roofing	28	G1	17.300	Sq.	9,874.49	11,693.94	2008 Qtr 2	1	1	\$ 11,693.94
Repair steel painted interior door	14	1 Carp	1.000	Ea.	167.75	198.14	2008 Qtr 2	3	3	\$ 594.42
Refinish 3'-0" x 7'-0" steel painted interior door	4	1 Pord	1.000	Ea.	49.40	60.82	2008 Qtr 2	12	12	\$ 729.84
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	0.600	S.F.	10.16	12.08	2008 Qtr 2	50	50	\$ 603.90
Repair solid core wood door interior	11	1 Carp	3.000	Ea.	503.25	594.42	2008 Qtr 2	4	4	\$ 2,377.68
Refinish 3'-0" x 7'-0" solid core wood door interior	4	1 Pord	3.000	Ea.	126.66	155.94	2008 Qtr 2	12	12	\$ 1,871.28
Replace 3'-0" x 7'-0" solid core wood door interior	40	1 Carp	3.000	Ea.	1,100.10	1,275.36	2008 Qtr 2	1	1	\$ 1,275.36
Refinish concrete floor finished	25	2 Cefi	17.300	C.S.F.	6,045.31	7,277.94	2008 Qtr 2	2	1	\$ 7,277.94
Inspect and clean spray heads, emergency eye wash	3	1 Plum	1.000	Ea.	37.80	47.44	2008 Qtr 2	16	16	\$ 759.04
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	16	16	\$ 759.04
Replace shower emergency shower station	25	2 Plum	1.000	Ea.	726.39	873.58	2008 Qtr 2	2	1	\$ 873.58
Replace faucet washer	2	1 Plum	1.000	Ea.	9.79	12.19	2008 Qtr 2	25	25	\$ 304.75
Clean trap	3	1 Plum	1.000	Ea.	6.60	8.25	2008 Qtr 2	16	16	\$ 132.00
Replace faucets	10	1 Plum	1.000	Ea.	123.49	149.06	2008 Qtr 2	5	5	\$ 745.30
Unstop sink	2	1 Plum	1.000	Ea.	32.21	40.50	2008 Qtr 2	25	25	\$ 1,012.50
Replace sink, P.E.C.I.	35	1 Plum	1.000	Ea.	925.46	1,090.57	2008 Qtr 2	1	1	\$ 1,090.57
Resolder joint pipe & fittings, copper	10	1 Plum	1.000	Ea.	32.85	40.45	2008 Qtr 2	5	5	\$ 202.25
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
Repair damaged pipe insulation, fiberglass 3/4"	5	Q14	1.000	Ea.	15.72	19.18	2008 Qtr 2	10	10	\$ 191.80
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
Inspect sprinkler system	1	1 Plum	1.000	Ea.	26.55	32.89	2008 Qtr 2	50	50	\$ 1,644.50
Replace sprinkler head	20	1 Plum	18.000	Ea.	1,146.24	1,412.28	2008 Qtr 2	2	2	\$ 2,824.56

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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	10	10	\$ 7,158.30
Replace fire alarm bell, 6"	20	1 Elec	1.000	Ea.	142.28	171.51	2008 Qtr 2	2	2	\$ 343.02
Replace fluor. ballast for fluorescent lighting fixture, 80 W	10	1 Elec	13.000	Ea.	1,294.54	1,561.04	2008 Qtr 2	5	5	\$ 7,805.20
Replace lamps (2 lamps) fluorescent lighting fixture, 80 W	10	1 Elec	13.000	Ea.	330.72	405.34	2008 Qtr 2	5	5	\$ 2,026.70
Maintenance and repair receptacles and plugs	20	1 Elec	8.000	Ea.	248.72	309.84	2008 Qtr 2	2	2	\$ 619.68
Replace receptacle/plug receptacles and plugs	20	1 Elec	8.000	Ea.	422.08	515.36	2008 Qtr 2	2	2	\$ 1,030.72
Maintenance and repair wiring devices, switches	10	1 Elec	4.000	Ea.	124.36	154.92	2008 Qtr 2	5	5	\$ 774.60
Replace switch wiring devices, switches	15	1 Elec	4.000	Ea.	204.84	249.40	2008 Qtr 2	3	3	\$ 748.20
Check and repair manual pull station	10	1 Elec	1.000	Ea.	69.21	84.87	2008 Qtr 2	5	5	\$ 424.35
Replace manual pull station	15	1 Elec	1.000	Ea.	125.74	151.89	2008 Qtr 2	3	3	\$ 455.67
Repair smoke detector	10	1 Elec	2.000	Ea.	76.38	94.00	2008 Qtr 2	5	5	\$ 470.00
Check operation smoke detector	1	1 Elec	2.000	Ea.	22.80	28.60	2008 Qtr 2	50	50	\$ 1,430.00
Replace smoke detector	15	1 Elec	2.000	Ea.	379.10	453.98	2008 Qtr 2	3	3	\$ 1,361.94
Repair 8" concrete block wall - 1st floor	25	1 Bric	200.000	S.F.	4,012.00	4,880.00	2008 Qtr 2	2	1	\$ 4,880.00
Replace 8" concrete block wall - 1st floor	60	2 Bric	20.000	C.S.F.	19,897.40	23,951.40	2008 Qtr 2	0	0	\$ -
Replace 8" concrete block wall - 2nd floor	60	2 Bric	18.520	C.S.F.	19,652.87	23,677.82	2008 Qtr 2	0	0	\$ -
					\$87,689.55	\$105,694.57				
									MR Subtotal	\$ 115,167.01
									MR Per Year	\$ 2,303.34
									PM Per Year	\$ 1,286.11
									Subtotal	\$ 3,589.45
									Total Per Unit	\$ 2.07

CostWorks 2009 Quarter 1 - FAC 1723-Gas Training Facility

Qty	Assembly Number	Description	Total In-House	Total Incl. O&P	Zip Code Prefix	Type	Release
3.000	B2035 225 1950	Door, emergency egress, swinging, annualized	148.53	172.53	200	FMR	2008 Qtr 2
2.000	C1025 110 1950	Fire doors, swinging, annualized	49.78	59.72	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	D5015 230 1950	Switch, selector, high voltage, air, annualized	39.42	47.09	200	FMR	2008 Qtr 2
1.000	D4015 150 1950	Extinguishing system, wet pipe, annualized	806.79	983.35	200	FMR	2008 Qtr 2
			\$1,063.41	\$1,286.11			

FAC 1723 Sustainment by Year - Terminal Cutoff Applied

