

FAC 3191 Miscellaneous Item and Equipment RDT&E Facility

RUC: \$240.43 SF

Source: USACE PAX Newsletter 3.2.2 dated 20 Mar 09
Average of CatCodes 17135 and 31010
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: \$2.97 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:

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Facility**

CostWorks 2008 -

Design Life = 55
Area = 6,072.00

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	Qty	Unit	Total Incl. O & P	Zip Code Prefix	Type	Release	Adjusted Occurrences	lifecost	Terminal Cutoff
Repair brick wall - 1st floor	25	100.000	S.F.	4,468.00	200	FMR	2008	2	\$ 8,936.00	\$ 4,468.00
Replace glass - 1st floor (1% of glass)	1	3.100	S.F.	32.67	200	FMR	2008	55	\$ 1,797.07	\$ 1,797.07
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	5.200	Ea.	703.40	200	FMR	2008	2	\$ 1,406.81	\$ 1,406.81
Replace 2'-0" x 3'-0" aluminum window - 1st floor	50	52.000	Ea.	26,487.76	200	FMR	2008	1	\$ 26,487.76	\$ -
Replace glass - 1st floor (1% of glass)	1	14.500	S.F.	152.83	200	FMR	2008	55	\$ 8,405.65	\$ 8,405.65
Repair 3'-9" x 5'-5" steel frame window - 1st flr.	20	7.200	Ea.	2,195.71	200	FMR	2008	2	\$ 4,391.42	\$ 4,391.42
Refinish 3'-9" x 5'-5" st. frame window - 1st flr.	12	72.000	Ea.	5,945.76	200	FMR	2008	4	\$ 23,783.04	\$ 23,783.04
Replace 3'-9" x 5'-5" st. frame window - 1st flr.	50	72.000	Ea.	127,610.64	200	FMR	2008	1	\$ 127,610.64	\$ -
Finish new 3'-9" x 5'-5" st. fr. window - 1st flr.	45	72.000	Ea.	5,160.24	200	FMR	2008	1	\$ 5,160.24	\$ 5,160.24
Repair 12' x 12' steel roll-up door	10	0.100	Ea.	95.75	200	FMR	2008	5	\$ 478.76	\$ 478.76
Refinish 12' x 12' steel roll-up door	12	1.000	Ea.	204.27	200	FMR	2008	4	\$ 817.08	\$ 817.08
Replace 12' x 12' steel roll-up door	35	1.000	Ea.	3,821.53	200	FMR	2008	1	\$ 3,821.53	\$ 3,821.53
Repair steel, painted, door	14	0.200	Ea.	136.30	200	FMR	2008	3	\$ 408.91	\$ 408.91
Refinish 3'-0" x 7'-0" steel, painted, door	12	2.000	Ea.	80.14	200	FMR	2008	4	\$ 320.56	\$ 320.56
Replace 3'-0" x 7'-0" steel, painted, door	45	2.000	Ea.	1,230.78	200	FMR	2008	1	\$ 1,230.78	\$ 1,230.78
Debris removal and visual inspection built-up roofing	1	6.100	M.S.F.	213.87	200	FMR	2008	55	\$ 11,762.63	\$ 11,762.63
Non-destructive moisture inspection built-up roofing	5	6.100	M.S.F.	664.23	200	FMR	2008	11	\$ 7,306.52	\$ 7,306.52
Minor membrane repairs - (2% of roof area) built-up roofing	15	1.200	Sq.	485.06	200	FMR	2008	3	\$ 1,455.19	\$ 1,455.19
Flashing repairs - (2 S.F. per sq. repaired) built-up roofing	5	2.400	S.F.	9.53	200	FMR	2008	11	\$ 104.81	\$ 104.81
Minor membrane replacement - (25% of roof area) built-up roofing	20	15.200	Sq.	10,703.99	200	FMR	2008	2	\$ 21,407.98	\$ 21,407.98
Total roof replacement built-up roofing	28	60.700	Sq.	40,753.37	200	FMR	2008	1	\$ 40,753.37	\$ 40,753.37
Repair steel painted interior door	14	0.200	Ea.	39.10	200	FMR	2008	3	\$ 117.30	\$ 117.30
Refinish 3'-0" x 7'-0" steel painted interior door	12	2.000	Ea.	120.96	200	FMR	2008	4	\$ 483.84	\$ 483.84
Replace 3'-0" x 7'-0" steel painted interior door	60	2.000	Ea.	2,144.60	200	FMR	2008	0	\$ -	\$ -
Repair solid core wood door interior	11	0.400	Ea.	78.20	200	FMR	2008	5	\$ 391.00	\$ 391.00
Refinish 3'-0" x 7'-0" solid core wood door interior	12	4.000	Ea.	206.56	200	FMR	2008	4	\$ 826.24	\$ 826.24
Replace 3'-0" x 7'-0" solid core wood door interior	40	4.000	Ea.	1,671.44	200	FMR	2008	1	\$ 1,671.44	\$ 1,671.44
Repair 8" concrete block wall - (2% of walls) painted	25	0.900	C.S.F.	1,082.73	200	FMR	2008	2	\$ 2,165.45	\$ 1,082.73
Refinish concrete block wall painted	12	46.300	C.S.F.	5,425.43	200	FMR	2008	4	\$ 21,701.74	\$ 21,701.74
Replace 8" concrete block wall painted	75	46.300	C.S.F.	59,487.17	200	FMR	2008	0	\$ -	\$ -
Repair 5/8" drywall - (2% of walls)	20	24.000	S.F.	45.36	200	FMR	2008	2	\$ 90.72	\$ 90.72
Replace 5/8" drywall	75	1,199.000	S.F.	3,201.33	200	FMR	2008	0	\$ -	\$ -
Replace carpet	12	20.000	S.Y.	1,024.60	200	FMR	2008	4	\$ 4,098.40	\$ 4,098.40
Refinish concrete floor finished	25	20.000	C.S.F.	8,359.60	200	FMR	2008	2	\$ 16,719.20	\$ 8,359.60
Replace vinyl floor	18	26.200	S.Y.	1,516.19	200	FMR	2008	3	\$ 4,548.58	\$ 3,032.39
Acoustic tile repairs - (2% of ceilings)	9	0.100	C.S.F.	52.49	200	FMR	2008	6	\$ 314.95	\$ 314.95
Replace acoustic tile ceiling, fire-rated	20	7.800	C.S.F.	3,690.02	200	FMR	2008	2	\$ 7,380.05	\$ 7,380.05
Check / minor repairs drinking fountain	1	3.000	Ea.	135.75	200	FMR	2008	55	\$ 7,466.25	\$ 7,466.25
Repair internal leaks drinking fountain	4	3.000	Ea.	124.56	200	FMR	2008	13	\$ 1,619.28	\$ 1,619.28
Correct water pressure drinking fountain	2	3.000	Ea.	116.16	200	FMR	2008	27	\$ 3,136.32	\$ 3,136.32
Replace refrigerant drinking fountain	2	3.000	Ea.	54.93	200	FMR	2008	27	\$ 1,483.11	\$ 1,483.11
Repair drain leak drinking fountain	4	3.000	Ea.	78.45	200	FMR	2008	13	\$ 1,019.85	\$ 1,019.85
Replace fountain drinking fountain	10	3.000	Ea.	3,485.82	200	FMR	2008	5	\$ 17,429.10	\$ 17,429.10

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Inspect and clean spray heads, emergency eye wash	3	1.000	Ea.	45.35	200	FMR	2008	18	\$ 816.30	\$ 816.30
Replace eye wash station, emergency eye wash	25	1.000	Ea.	671.22	200	FMR	2008	2	\$ 1,342.44	\$ 671.22
Inspect and clean shower head emergency shower station	3	1.000	Ea.	45.35	200	FMR	2008	18	\$ 816.30	\$ 816.30
Replace shower emergency shower station	25	1.000	Ea.	846.40	200	FMR	2008	2	\$ 1,692.80	\$ 846.40
Replace washer in spud connection lavatory, vitreous china	7	11.000	Ea.	303.49	200	FMR	2008	7	\$ 2,124.43	\$ 2,124.43
Replace washer in faucet lavatory, vitreous china	2	11.000	Ea.	129.47	200	FMR	2008	27	\$ 3,495.69	\$ 3,495.69
Replace faucets lavatory, vitreous china	10	11.000	Ea.	1,582.79	200	FMR	2008	5	\$ 7,913.95	\$ 7,913.95
Clean out strainer and P trap lavatory, vitreous china	2	11.000	Ea.	352.99	200	FMR	2008	27	\$ 9,530.73	\$ 9,530.73
Replace lavatory, vitreous china	35	11.000	Ea.	6,773.25	200	FMR	2008	1	\$ 6,773.25	\$ 6,773.25
Replace faucet washer sink, iron enamel	2	1.000	Ea.	11.66	200	FMR	2008	27	\$ 314.82	\$ 314.82
Clean trap sink, iron enamel	3	1.000	Ea.	7.88	200	FMR	2008	18	\$ 141.84	\$ 141.84
Replace faucets sink, iron enamel	10	1.000	Ea.	143.89	200	FMR	2008	5	\$ 719.45	\$ 719.45
Unstop sink sink, iron enamel	2	1.000	Ea.	38.72	200	FMR	2008	27	\$ 1,045.44	\$ 1,045.44
Replace sink, P.E.C.I. sink, iron enamel	35	1.000	Ea.	638.36	200	FMR	2008	1	\$ 638.36	\$ 638.36
Replace flush valve diaphragm tankless water closet	10	6.000	Ea.	487.20	200	FMR	2008	5	\$ 2,436.00	\$ 2,436.00
Rebuild flush valve tankless water closet	20	6.000	Ea.	927.66	200	FMR	2008	2	\$ 1,855.32	\$ 1,855.32
Unplug clogged line tankless water closet	5	6.000	Ea.	1,205.52	200	FMR	2008	11	\$ 13,260.72	\$ 13,260.72
Replace tankless water closet	35	6.000	Ea.	3,794.94	200	FMR	2008	1	\$ 3,794.94	\$ 3,794.94
Replace tankless flush valve	25	6.000	Ea.	1,437.36	200	FMR	2008	2	\$ 2,874.72	\$ 1,437.36
Replace wax ring gasket tankless water closet	5	6.000	Ea.	787.26	200	FMR	2008	11	\$ 8,659.86	\$ 8,659.86
Replace flush valve diaphragm urinal	7	3.000	Ea.	243.60	200	FMR	2008	7	\$ 1,705.20	\$ 1,705.20
Rebuild flush valve urinal	20	3.000	Ea.	463.83	200	FMR	2008	2	\$ 927.66	\$ 927.66
Unplug line urinal	5	3.000	Ea.	401.25	200	FMR	2008	11	\$ 4,413.75	\$ 4,413.75
Replace wall-hung urinal	35	3.000	Ea.	2,925.87	200	FMR	2008	1	\$ 2,925.87	\$ 2,925.87
Repair circulator pump, 1/12 - 3/4 H.P.	5	1.000	Ea.	82.01	200	FMR	2008	11	\$ 902.11	\$ 902.11
Replace circulator pump, 1/12 - 3/4 H.P.	15	1.000	Ea.	2,816.10	200	FMR	2008	3	\$ 8,448.30	\$ 8,448.30
Repair damaged pipe insulation, fiberglass 3/4"	5	2.000	Ea.	36.82	200	FMR	2008	11	\$ 405.02	\$ 405.02
Repair damaged pipe insulation, fiberglass 2"	5	2.000	Ea.	43.28	200	FMR	2008	11	\$ 476.08	\$ 476.08
Replace pipe insulation, fiberglass 3/4"	5	0.010	M.L.F.	73.61	200	FMR	2008	11	\$ 809.72	\$ 809.72
Replace pipe insulation, fiberglass 2"	5	0.010	M.L.F.	87.20	200	FMR	2008	11	\$ 959.19	\$ 959.19
Replace pipe and fittings, copper 3/4"	20	32.000	L.F.	663.36	200	FMR	2008	2	\$ 1,326.72	\$ 1,326.72
Replace pipe and fittings, copper 2"	25	16.000	L.F.	761.44	200	FMR	2008	2	\$ 1,522.88	\$ 761.44
Drain and flush water heater, electric, 120 gallon	7	1.000	Ea.	270.57	200	FMR	2008	7	\$ 1,893.99	\$ 1,893.99
Check operation water heater, electric, 120 gallon	3	1.000	Ea.	2.37	200	FMR	2008	18	\$ 42.66	\$ 42.66
Replace water heater, electric, 120 gallon	15	1.000	Ea.	10,370.54	200	FMR	2008	3	\$ 31,111.62	\$ 31,111.62
Unclog floor drain, PVC	20	1.000	Ea.	43.85	200	FMR	2008	2	\$ 87.70	\$ 87.70
Repair joint pipe and fittings, PVC	10	2.000	Ea.	276.08	200	FMR	2008	5	\$ 1,380.40	\$ 1,380.40
Replace pipe, 4" pipe and fittings, PVC	30	200.000	L.F.	14,046.00	200	FMR	2008	1	\$ 14,046.00	\$ 14,046.00
General maintenance & repair drain: roof, scupper, area	1	2.000	Ea.	68.20	200	FMR	2008	55	\$ 3,751.00	\$ 3,751.00
Replace drain: roof, scupper, area	40	2.000	Ea.	914.02	200	FMR	2008	1	\$ 914.02	\$ 914.02
Replace roof mounted exhaust fan, 2000 CFM exhaust fan	20	1.000	Ea.	1,322.64	200	FMR	2008	2	\$ 2,645.28	\$ 2,645.28
Repair single zone rooftop unit, 25 ton	10	1.000	Ea.	29,315.53	200	FMR	2008	5	\$ 146,577.65	\$ 146,577.65
Replace single zone rooftop unit, 25 ton	15	0.500	Ea.	19,406.97	200	FMR	2008	3	\$ 58,220.90	\$ 58,220.90

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\$502,640.32

M&R Subtotal	\$ 1,035,970.33	\$ 862,728.99
M&R Per Year	\$ 18,835.82	\$ 15,685.98
PM	\$2,980.50	\$2,980.50
Total Per SF	\$ 3.59	\$ 3.07

CostWorks 2009 Quarter 1 - FAC 3191 Miscellaneous Item and Equipment RDT&E Facility

Qty	Assembly Number	Description	Total In-House	Total Incl. O&P	Zip Code Prefix	Type	Release
4.000	D3045 160 1950	VAV Boxes, annualized	235.40	291.68	200	FMR	2008
1.000	B2035 400 1950	Door, overhead, manual, up to 24' high x 25' wide,	133.87	161.50	200	FMR	2008
6.000	C1025 110 1950	Fire doors, swinging, annualized	147.96	177.54	200	FMR	2008
3.000	D2015 100 1950	Urinals, annualized	37.08	46.32	200	FMR	2008
6.000	D2015 100 2950	Toilet (vacuum breaker type), annualized	74.16	92.64	200	FMR	2008
11.000	D2015 100 4950	Lavatories, annualized	261.80	319.00	200	FMR	2008
3.000	D2015 800 1950	Drink fountain, annualized	143.58	172.08	200	FMR	2008
1.000	D5015 220 1950	Circuit breaker, high voltage air, annualized	25.70	32.01	200	FMR	2008
1.000	D5015 260 1950	Panelboard, 225 A and above, annualized	55.28	65.67	200	FMR	2008
6.000	D5095 250 1950	Light, emergency, hardwired system, annualized	81.48	102.12	200	FMR	2008
18.000	D5095 250 2950	Light, emergency, dry cell, annualized	1,199.70	1,405.80	200	FMR	2008
2.000	B2035 225 1950	Door, emergency egress, swinging, annualized	98.26	114.14	200	FMR	2008
			\$2,494.27	\$2,980.50			

FAC 3191 Sustainment by Year - Terminal Cutoff Applied

