

FAC 7372 Family Service Center

RUC: \$209.00 SF

Source: Tri-Service FAC 7372 from *Tri-Service Facility Unit Costs for Military Construction* version prepared November 13, 2009

SUC: \$3.65 SF

Source: SCF developed using CostWorks. 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 7372 Family Service Center
CostWorks 2008 Quarter 2

Design Life = 50
Average S.F. = 5,983.00

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 ocurence 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	185.000	S.F.	6,845.00	8,317.60	2008 Qtr 2	2	1	\$ 8,317.60
Replace brick wall - 2nd floor	75	2 Bric	18.500	C.S.F.	37,843.42	45,409.92	2008 Qtr 2	0	0	\$ -
Replace glass - 1st floor (1% of glass)	1	1 Carp	6.600	S.F.	59.73	70.09	2008 Qtr 2	50	50	\$ 3,504.60
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	1 Carp	11.000	Ea.	1,264.56	1,498.20	2008 Qtr 2	2	2	\$ 2,996.40
Replace 2'-0" x 3'-0" aluminum window - 1st floor	50	1 Carp	110.000	Ea.	48,246.00	56,428.90	2008 Qtr 2	1	0	\$ -
Replace glass - 2nd floor (1% of glass)	1	1 Carp	7.400	S.F.	646.76	792.17	2008 Qtr 2	50	50	\$ 39,608.50
Repair 2'-0" x 3'-0" aluminum window - 2nd floor	20	1 Carp	12.400	Ea.	1,905.88	2,286.81	2008 Qtr 2	2	2	\$ 4,573.62
Replace 2'-0" x 3'-0" aluminum window - 2nd floor	50	1 Carp	124.000	Ea.	59,191.40	69,590.04	2008 Qtr 2	1	0	\$ -
Replace tempered glass - (3% of glass)	1	1 Carp	0.060	S.F.	1.16	1.38	2008 Qtr 2	50	50	\$ 68.88
Prepare and refinish 3'-0" x 7'-0" steel ptd. door	12	1 Pord	2.000	Ea.	130.42	161.48	2008 Qtr 2	4	3	\$ 484.44
Replace 3'-0" x 7'-0" steel, w/ wire glass, ptd. door	45	1 Carp	2.000	Ea.	1,879.92	2,191.20	2008 Qtr 2	1	1	\$ 2,191.20
Repair steel, painted, door	14	1 Carp	0.300	Ea.	174.73	205.91	2008 Qtr 2	3	3	\$ 617.72
Refinish 3'-0" x 7'-0" steel, painted, door	12	1 Pord	3.000	Ea.	98.73	120.93	2008 Qtr 2	4	3	\$ 362.79
Replace 3'-0" x 7'-0" steel, painted, door	45	1 Carp	3.000	Ea.	1,596.24	1,860.12	2008 Qtr 2	1	1	\$ 1,860.12
Debris removal by hand & visual inspection,modified bitum/thermoplstc	1	2 Rofc	2.900	M.S.F.	85.09	102.52	2008 Qtr 2	50	50	\$ 5,125.75
Non-destructive moisture inspection,modified bitum/thermoplastic	5	2 Rofc	2.900	M.S.F.	263.26	318.42	2008 Qtr 2	10	10	\$ 3,184.20
Minor membrane repairs - (2% of roof area) built-up roofing	1	G5	0.500	Sq.	172.26	203.52	2008 Qtr 2	50	50	\$ 10,176.00
Flashing repairs - (2 S.F. per sq. repaired) built-up roofing	5	2 Rofc	1.100	S.F.	3.70	4.40	2008 Qtr 2	10	10	\$ 44.00
Minor membrane replacement - (25% of roof area) built-up roofing	15	G5	7.400	Sq.	4,398.78	5,247.19	2008 Qtr 2	3	3	\$ 15,741.58
Place new membrane over existing built-up roofing	20	G5	29.900	Sq.	10,296.66	12,170.50	2008 Qtr 2	2	2	\$ 24,340.99
Total roof replacement built-up roofing	28	G1	29.900	Sq.	17,066.32	20,210.91	2008 Qtr 2	1	1	\$ 20,210.91
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	3	\$ 364.92
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	4.900	Ea.	821.98	970.89	2008 Qtr 2	4	4	\$ 3,883.54
Refinish 3'-0" x 7'-0" solid core wood door interior	12	1 Pord	49.000	Ea.	2,068.78	2,547.02	2008 Qtr 2	4	3	\$ 7,641.06
Replace 3'-0" x 7'-0" solid core wood door interior	40	1 Carp	49.000	Ea.	17,968.30	20,830.88	2008 Qtr 2	1	1	\$ 20,830.88
Repair concrete steps	15	1 Cefi	4.300	S.F.	73.06	85.05	2008 Qtr 2	3	3	\$ 255.16
Replace concrete steps	100	2 Cefi	43.000	S.F.	2,128.93	2,583.87	2008 Qtr 2	0	0	\$ -
Refinish metal stair railing interior	12	1 Pord	43.000	S.F.	58.91	73.10	2008 Qtr 2	4	3	\$ 219.30
Replace metal stair railing interior	45	2 Sswk	43.000	L.F.	1,542.41	1,781.92	2008 Qtr 2	1	1	\$ 1,781.92
Repair 8" concrete block wall - (2% of walls) painted	25	1 Bric	0.400	C.S.F.	404.48	485.61	2008 Qtr 2	2	1	\$ 485.61
Refinish concrete block wall painted	12	1 Pord	2.000	C.S.F.	194.34	236.26	2008 Qtr 2	4	3	\$ 708.78
Replace 8" concrete block wall painted	75	2 Bric	20.000	C.S.F.	21,556.20	25,923.80	2008 Qtr 2	0	0	\$ -
Repair fabric wall finish fabric interior	12	1 Pord	396.100	S.Y.	9,977.76	12,085.01	2008 Qtr 2	4	3	\$ 36,255.03
Replace fabric wall finish fabric interior	50	1 Pord	396.100	S.Y.	55,663.93	67,915.31	2008 Qtr 2	1	0	\$ -
Repair 5/8" drywall - (2% of walls)	20	1 Carp	390.400	S.F.	620.74	745.66	2008 Qtr 2	2	2	\$ 1,491.33
Replace 5/8" drywall	75	2 Carp	19,522.000	S.F.	43,534.06	52,514.18	2008 Qtr 2	0	0	\$ -
Replace carpet	12	2 Tilf	498.500	S.Y.	22,497.31	25,991.79	2008 Qtr 2	4	3	\$ 77,975.37
Refinish concrete floor finished	25	2 Cefi	59.700	C.S.F.	20,861.57	25,115.19	2008 Qtr 2	2	1	\$ 25,115.19

FAC 7372 Family Service Center
CostWorks 2008 Quarter 2

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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
Terrazzo floor repairs - (2% of floors)	15	1 Mstz	1.700	S.F.	25.53	30.50	2008 Qtr 2	3	3	\$ 91.49
Replace terrazzo floor	75	2 Mstz	8.000	C.S.F.	11,519.52	13,642.16	2008 Qtr 2	0	0	\$ -
Replace vinyl floor	18	1 Tlf	16.600	S.Y.	792.65	967.78	2008 Qtr 2	2	2	\$ 1,935.56
Acoustic tile repairs - (2% of ceilings)	9	1 Carp	1.000	C.S.F.	446.68	531.67	2008 Qtr 2	5	5	\$ 2,658.35
Replace acoustic tile ceiling, fire-rated	20	1 Carp	54.400	C.S.F.	21,931.36	26,057.60	2008 Qtr 2	2	2	\$ 52,115.20
Repair sheetrock ceiling - (2% of ceilings)	20	1 Carp	0.100	C.S.F.	34.93	42.63	2008 Qtr 2	2	2	\$ 85.25
Refinish sheetrock ceiling	20	1 Pord	5.300	C.S.F.	666.05	823.04	2008 Qtr 2	2	2	\$ 1,646.07
Replace sheetrock ceiling	40	2 Carp	5.300	C.S.F.	1,899.15	2,318.80	2008 Qtr 2	1	1	\$ 2,318.80
Check / minor repairs drinking fountain	1	1 Plum	2.000	Ea.	75.16	94.68	2008 Qtr 2	50	50	\$ 4,734.00
Repair internal leaks drinking fountain	4	1 Plum	2.000	Ea.	70.28	86.86	2008 Qtr 2	12	12	\$ 1,042.32
Correct water pressure drinking fountain	2	1 Plum	2.000	Ea.	64.42	81.00	2008 Qtr 2	25	25	\$ 2,025.00
Replace refrigerant drinking fountain	2	1 Plum	2.000	Ea.	31.68	37.72	2008 Qtr 2	25	25	\$ 943.00
Replace fountain drinking fountain	10	2 Plum	2.000	Ea.	2,011.68	2,387.14	2008 Qtr 2	5	5	\$ 11,935.70
Replace washer in spud connection lavatory, vitreous china	7	1 Plum	11.000	Ea.	264.11	311.63	2008 Qtr 2	7	7	\$ 2,181.41
Replace washer in faucet lavatory, vitreous china	2	1 Plum	11.000	Ea.	108.35	135.19	2008 Qtr 2	25	25	\$ 3,379.75
Replace faucets lavatory, vitreous china	10	1 Plum	11.000	Ea.	1,358.39	1,639.66	2008 Qtr 2	5	5	\$ 8,198.30
Clean out strainer and P trap lavatory, vitreous china	2	1 Plum	11.000	Ea.	297.44	369.27	2008 Qtr 2	25	25	\$ 9,231.75
Replace lavatory, vitreous china	35	2 Plum	11.000	Ea.	5,832.09	6,992.70	2008 Qtr 2	1	1	\$ 6,992.70
Replace faucet washer sink, iron enamel	2	1 Plum	1.000	Ea.	9.79	12.19	2008 Qtr 2	25	25	\$ 304.75
Clean trap sink, iron enamel	3	1 Plum	1.000	Ea.	6.60	8.25	2008 Qtr 2	16	16	\$ 132.00
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	25	25	\$ 1,012.50
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	10.000	Ea.	707.40	830.60	2008 Qtr 2	5	5	\$ 4,153.00
Rebuild flush valve tankless water closet	20	1 Plum	10.000	Ea.	1,319.80	1,600.10	2008 Qtr 2	2	2	\$ 3,200.20
Unplug clogged line tankless water closet	5	1 Plum	10.000	Ea.	1,682.60	2,101.80	2008 Qtr 2	10	10	\$ 21,018.00
Replace tankless water closet	35	2 Plum	10.000	Ea.	5,480.00	6,483.60	2008 Qtr 2	1	1	\$ 6,483.60
Replace tankless flush valve	25	1 Plum	10.000	Ea.	2,095.00	2,453.70	2008 Qtr 2	2	1	\$ 2,453.70
Replace wax ring gasket tankless water closet	5	1 Plum	10.000	Ea.	1,095.70	1,372.00	2008 Qtr 2	10	10	\$ 13,720.00
Replace flush valve diaphragm urinal	7	1 Plum	3.000	Ea.	212.22	249.18	2008 Qtr 2	7	7	\$ 1,744.26
Rebuild flush valve urinal	20	1 Plum	3.000	Ea.	395.94	480.03	2008 Qtr 2	2	2	\$ 960.06
Unplug line urinal	5	1 Plum	3.000	Ea.	336.42	419.73	2008 Qtr 2	10	10	\$ 4,197.30
Replace wall-hung urinal	35	2 Plum	3.000	Ea.	2,524.89	3,019.71	2008 Qtr 2	1	1	\$ 3,019.71
Repair circulator pump, 1/12 - 3/4 H.P.	5	1 Stpi	1.000	Ea.	70.99	84.25	2008 Qtr 2	10	10	\$ 842.50
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	10	10	\$ 767.20
Repair damaged pipe insulation, fiberglass 2"	5	Q14	2.000	Ea.	36.92	45.06	2008 Qtr 2	10	10	\$ 450.60
Replace pipe insulation, fiberglass 3/4"	5	Q14	0.030	M.L.F.	188.67	229.84	2008 Qtr 2	10	10	\$ 2,298.39
Replace pipe insulation, fiberglass 2"	5	Q14	0.010	M.L.F.	74.26	90.69	2008 Qtr 2	10	10	\$ 906.91
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

FAC 7372 Family Service Center
CostWorks 2008 Quarter 2

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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 pipe and fittings, copper 2"	25	2 Plum	16.000	L.F.	652.96	785.76	2008 Qtr 2	2	1	\$ 785.76
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	16	16	\$ 39.68
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	50	50	\$ 3,567.00
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 rt. unit, 5 ton	10	2 Stpi	2.000	Ea.	3,859.42	4,629.12	2008 Qtr 2	5	5	\$ 23,145.60
Replace single zone rt. unit, 5 ton	15	Q5	2.000	Ea.	14,553.76	17,177.20	2008 Qtr 2	3	3	\$ 51,531.60
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	30.000	Ea.	1,910.40	2,353.80	2008 Qtr 2	2	2	\$ 4,707.60
Replace fire alarm bell, 6"	20	1 Elec	1.000	Ea.	142.28	171.51	2008 Qtr 2	2	2	\$ 343.02
Repair failed breaker, 3 pole circuit breaker	4	1 Elec	1.000	Ea.	525.04	607.28	2008 Qtr 2	12	12	\$ 7,287.36
Maintenance and inspection C.B., 3 pole circuit breaker	0.33	1 Elec	1.000	Ea.	22.91	28.50	2008 Qtr 2	151	151	\$ 4,303.50
Replace C.B. enclosed, 600 V, 3 pole circuit breaker	12	1 Elec	1.000	Ea.	993.60	1,158.09	2008 Qtr 2	4	3	\$ 3,474.27
Maintenance and inspection lighting panel, indoor	3	1 Elec	1.000	Ea.	28.50	35.63	2008 Qtr 2	16	16	\$ 570.08
Maintenance and repair motor starter, up to 600 V	5	1 Elec	2.000	Ea.	341.50	415.00	2008 Qtr 2	10	10	\$ 4,150.00
Maintenance and inspection motor starter, up to 600 V	0.5	1 Elec	2.000	Ea.	76.34	95.70	2008 Qtr 2	100	100	\$ 9,570.00
Replace starter motor starter, up to 600 V	18	1 Elec	2.000	Ea.	1,056.36	1,260.82	2008 Qtr 2	2	2	\$ 2,521.64
Replace fluor. ballast for fluorescent lighting fixture, 80 W	10	1 Elec	168.000	Ea.	16,729.44	20,173.44	2008 Qtr 2	5	5	\$ 100,867.20
Replace lamps (2 lamps) fluorescent lighting fixture, 80 W	10	1 Elec	168.000	Ea.	4,273.92	5,238.24	2008 Qtr 2	5	5	\$ 26,191.20
Maintenance and repair incandescent lighting fixtures	10	1 Elec	9.000	Ea.	425.52	507.51	2008 Qtr 2	5	5	\$ 2,537.55
Replace lamp incandescent lighting fixtures	5	1 Elec	9.000	Ea.	62.82	76.68	2008 Qtr 2	10	10	\$ 766.80
Replace lighting fixture incandescent	20	1 Elec	9.000	Ea.	1,074.78	1,285.65	2008 Qtr 2	2	2	\$ 2,571.30
Maintenance and repair receptacles and plugs	20	1 Elec	446.000	Ea.	13,866.14	17,273.58	2008 Qtr 2	2	2	\$ 34,547.16
Replace receptacle/plug receptacles and plugs	20	1 Elec	446.000	Ea.	23,530.96	28,731.32	2008 Qtr 2	2	2	\$ 57,462.64
Maintenance and repair wiring devices, switches	10	1 Elec	178.000	Ea.	5,534.02	6,893.94	2008 Qtr 2	5	5	\$ 34,469.70
Replace switch wiring devices, switches	15	1 Elec	178.000	Ea.	9,115.38	11,098.30	2008 Qtr 2	3	3	\$ 33,294.90
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	12.000	Ea.	458.28	564.00	2008 Qtr 2	5	5	\$ 2,820.00
Check operation smoke detector	1	1 Elec	12.000	Ea.	136.80	171.60	2008 Qtr 2	50	50	\$ 8,580.00
Replace smoke detector	15	1 Elec	12.000	Ea.	2,274.60	2,723.88	2008 Qtr 2	3	3	\$ 8,171.64
					\$585,890.09	\$700,466.75				
									MR Subtotal	\$ 992,626.53
									MR Per Year	\$ 19,852.53

FAC 7372 Family Service Center
CostWorks 2008 Quarter 2

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									PM Per Year	\$ 2,723.26
									Subtotal	\$ 22,575.79
									Total Per Unit	\$ 3.77

CostWorks 2008 Quarter 2 - FAC 7372 Family Service Center

Qty	Assembly Number	Description	Labor Hours	Total In-House	Total Incl. O&P	Zip Code Prefix	Type	Release
2.000	D3045 160 1950	VAV Boxes, annualized	1.87	122.62	152.00	200	FMR	2008 Qtr 2
5.000	B2035 225 1950	Door, emergency egress, swinging, annualized	1.30	247.55	287.55	200	FMR	2008 Qtr 2
51.000	C1025 110 1950	Fire doors, swinging, annualized	19.99	1,269.39	1,522.86	200	FMR	2008 Qtr 2
2.000	D2015 800 1950	Drink fountain, annualized	1.24	99.00	118.72	200	FMR	2008 Qtr 2
11.000	D2015 100 4950	Lavatories, annualized	3.83	271.48	330.88	200	FMR	2008 Qtr 2
10.000	D2015 100 2950	Toilet (vacuum breaker type), annualized	2.28	129.30	161.50	200	FMR	2008 Qtr 2
3.000	D2015 100 1950	Urinals, annualized	0.68	38.79	48.45	200	FMR	2008 Qtr 2
1.000	D5015 220 1950	Circuit breaker, high voltage air, annualized	0.47	26.98	33.59	200	FMR	2008 Qtr 2
1.000	D5015 260 1950	Panelboard, 225 A and above, annualized	0.44	56.96	67.71	200	FMR	2008 Qtr 2
				\$2,262.07	\$2,723.26			

FAC 7372 Sustainment by Year - Terminal Cutoff Applied

