

FAC 8910 Utility Building

RUC: \$162.56 SF

Source: USACE PAX Newsletter 3.2.2 dated 20 Mar 09
CatCode 891xx
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: \$3.47 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 the relative annual sustainment requirements appears below:

FAC 8910 Utility Building
CostWorks 2008 Quarter 2

Description	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 occurrence if that task occurs within					
	Average S.F= 1,297	Sq=100 S.F; M.L.F=1000 L.F	from R.S. Means CostWorks		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.					
	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	160.200	S.F.	5,927.40	7,202.59	2008 Qtr 2	2	1	\$ 7,202.59
Replace brick wall - 2nd floor	75	2 Bric	17.300	C.S.F.	35,388.71	42,464.41	2008 Qtr 2	0	0	\$ -
Replace glass - 1st floor (1% of glass)	1	1 Carp	0.120	S.F.	1.09	1.27	2008 Qtr 2	55	55	\$ 70.09
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	1 Carp	2.000	Ea.	229.92	272.40	2008 Qtr 2	2	2	\$ 544.80
Replace 2'-0" x 3'-0" aluminum window - 1st floor	50	1 Carp	2.000	Ea.	877.20	1,025.98	2008 Qtr 2	1	0	\$ -
Repair 12' x 12' steel roll-up door	10	1 Carp	1.000	Ea.	832.61	964.54	2008 Qtr 2	5	5	\$ 4,822.70
Refinish 12' x 12' steel roll-up door	5	1 Pord	1.000	Ea.	168.83	205.54	2008 Qtr 2	11	11	\$ 2,260.94
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	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
Debris removal by hand & visual inspection,modified bitum/thermoplstc	1	2 Rofc	1.300	M.S.F.	38.14	45.96	2008 Qtr 2	55	55	\$ 2,527.53
Non-destructive moisture inspection,modified bitum/thermoplastic	5	2 Rofc	1.300	M.S.F.	118.01	142.74	2008 Qtr 2	11	11	\$ 1,570.14
Minor membrane repairs-(2% of roof area),modified bitum/thermoplastic	1	G5	0.260	Sq.	69.37	81.83	2008 Qtr 2	55	55	\$ 4,500.78
Flashing repairs-(2 S.F. per sq. repaired),modified bitum/thermoplstc	1	2 Rofc	0.500	S.F.	1.66	1.96	2008 Qtr 2	55	55	\$ 107.53
Membrane replacement-(25% of roof area),modified bitum/thermoplastic	20	G5	3.200	Sq.	2,037.60	2,415.68	2008 Qtr 2	2	2	\$ 4,831.36
Total roof replacement,modified bituminous / thermoplastic	25	G1	12.900	Sq.	6,280.24	7,424.08	2008 Qtr 2	2	1	\$ 7,424.08
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	12	1 Pord	1.000	Ea.	49.40	60.82	2008 Qtr 2	4	4	\$ 243.28
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	\$ -
Repair solid core wood door interior	11	1 Carp	3.000	Ea.	503.25	594.42	2008 Qtr 2	5	5	\$ 2,972.10
Refinish 3'-0" x 7'-0" solid core wood door interior	12	1 Pord	3.000	Ea.	126.66	155.94	2008 Qtr 2	4	4	\$ 623.76
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
Repair 8" concrete block wall - (2% of walls) painted	25	1 Bric	0.600	C.S.F.	606.73	728.41	2008 Qtr 2	2	1	\$ 728.41
Refinish concrete block wall painted	12	1 Pord	32.000	C.S.F.	3,109.44	3,780.16	2008 Qtr 2	4	4	\$ 15,120.64
Replace 8" concrete block wall painted	75	2 Bric	32.000	C.S.F.	34,489.92	41,478.08	2008 Qtr 2	0	0	\$ -
Repair 5/8" drywall - (2% of walls)	20	1 Carp	16.300	S.F.	25.92	31.13	2008 Qtr 2	2	2	\$ 62.27
Refinish drywall	12	1 Pord	815.000	S.F.	489.00	603.10	2008 Qtr 2	4	4	\$ 2,412.40
Replace 5/8" drywall	75	2 Carp	815.000	S.F.	1,817.45	2,192.35	2008 Qtr 2	0	0	\$ -
Refinish concrete floor finished	25	2 Cefi	12.400	C.S.F.	4,333.06	5,216.56	2008 Qtr 2	2	1	\$ 5,216.56
Replace vinyl floor	18	1 Tilf	5.400	S.Y.	257.85	314.82	2008 Qtr 2	3	2	\$ 629.64
Repair sheetrock ceiling - (2% of ceilings)	20	1 Carp	0.010	C.S.F.	3.49	4.26	2008 Qtr 2	2	2	\$ 8.53
Refinish sheetrock ceiling	20	1 Pord	0.490	C.S.F.	61.58	76.09	2008 Qtr 2	2	2	\$ 152.18
Replace sheetrock ceiling	40	2 Carp	0.490	C.S.F.	175.58	214.38	2008 Qtr 2	1	1	\$ 214.38
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	1.000	Ea.	70.74	83.06	2008 Qtr 2	5	5	\$ 415.30
Rebuild flush valve tankless water closet	20	1 Plum	1.000	Ea.	131.98	160.01	2008 Qtr 2	2	2	\$ 320.02

FAC 8910 Utility Building
CostWorks 2008 Quarter 2

Design Life= 55
Average S.F= 1,297

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
Unplug clogged line tankless water closet	5	1 Plum	1.000	Ea.	168.26	210.18	2008 Qtr 2	11	11	\$ 2,311.98
Replace tankless water closet	35	2 Plum	1.000	Ea.	548.00	648.36	2008 Qtr 2	1	1	\$ 648.36
Replace tankless flush valve	25	1 Plum	1.000	Ea.	209.50	245.37	2008 Qtr 2	2	1	\$ 245.37
Replace wax ring gasket tankless water closet	5	1 Plum	1.000	Ea.	109.57	137.20	2008 Qtr 2	11	11	\$ 1,509.20
Replace flush valve diaphragm urinal	7	1 Plum	1.000	Ea.	70.74	83.06	2008 Qtr 2	7	7	\$ 581.42
Rebuild flush valve urinal	20	1 Plum	1.000	Ea.	131.98	160.01	2008 Qtr 2	2	2	\$ 320.02
Unplug line urinal	5	1 Plum	1.000	Ea.	112.14	139.91	2008 Qtr 2	11	11	\$ 1,539.01
Replace wall-hung urinal	35	2 Plum	1.000	Ea.	841.63	1,006.57	2008 Qtr 2	1	1	\$ 1,006.57
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	16.000	Ea.	251.52	306.88	2008 Qtr 2	11	11	\$ 3,375.68
Replace pipe insulation, fiberglass 3/4"	5	Q14	0.1	M.L.F.	628.91	766.13	2008 Qtr 2	11	11	\$ 8,427.43
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	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
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	14.000	Ea.	891.52	1,098.44	2008 Qtr 2	2	2	\$ 2,196.88
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	13	13	\$ 7,894.64
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. enclosed, 600 V, 3 pole circuit breaker	12	1 Elec	1.000	Ea.	993.60	1,158.09	2008 Qtr 2	4	4	\$ 4,632.36
Maintenance and inspection lighting panel, indoor	3	1 Elec	1.000	Ea.	28.50	35.63	2008 Qtr 2	18	18	\$ 641.34
Replace fluor. ballast for fluorescent lighting fixture, 80 W	10	1 Elec	20.000	Ea.	1,991.60	2,401.60	2008 Qtr 2	5	5	\$ 12,008.00
Replace lamps (2 lamps) fluorescent lighting fixture, 80 W	10	1 Elec	20.000	Ea.	508.80	623.60	2008 Qtr 2	5	5	\$ 3,118.00
Replace M.H. ballast mercury halide fixture, 175 W	10	1 Elec	23.000	Ea.	4,393.00	5,149.47	2008 Qtr 2	5	5	\$ 25,747.35
Replace lamp mercury halide fixture, 175 W	5	1 Elec	23.000	Ea.	1,701.77	2,011.81	2008 Qtr 2	11	11	\$ 22,129.91
Replace mercury halide fixture, 175 W	20	1 Elec	11.500	Ea.	6,990.39	8,185.36	2008 Qtr 2	2	2	\$ 16,370.71
Maintenance and repair receptacles and plugs	20	1 Elec	25.000	Ea.	777.25	968.25	2008 Qtr 2	2	2	\$ 1,936.50
Replace receptacle/plug receptacles and plugs	20	1 Elec	25.000	Ea.	1,319.00	1,610.50	2008 Qtr 2	2	2	\$ 3,221.00
Maintenance and repair wiring devices, switches	10	1 Elec	10.000	Ea.	310.90	387.30	2008 Qtr 2	5	5	\$ 1,936.50
Replace switch wiring devices, switches	15	1 Elec	10.000	Ea.	512.10	623.50	2008 Qtr 2	3	3	\$ 1,870.50
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	55	55	\$ 1,573.00
Replace smoke detector	15	1 Elec	2.000	Ea.	379.10	453.98	2008 Qtr 2	3	3	\$ 1,361.94

\$143,056.61

\$171,666.21

MR Subtotal \$ 229,470.61

MR Per Year \$ 4,172.19

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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
									PM Per Year	\$ 473.10
									Subtotal	\$ 4,645.29
									Total Per Unit	\$ 3.58

CostWorks 2009 Quarter 1 - FAC 8910 Utility Building

Qty	Assembly Number	Description	Total In-House	Total Incl. O&P	Zip Code Prefix	Type	Release
1.000	B2035 225 1950	Door, emergency egress, swinging, annualized	49.51	57.51	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
4.000	C1025 110 1950	Fire doors, swinging, annualized	99.56	119.44	200	FMR	2008 Qtr 2
1.000	D2015 100 1950	Urinals, annualized	12.93	16.15	200	FMR	2008 Qtr 2
1.000	D2015 100 2950	Toilet (vacuum breaker type), annualized	12.93	16.15	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
			\$393.61	\$473.10			

FAC 8910 Sustainment by Year - Terminal Cutoff Applied

