

FAC 7414 Club and Organization Building

RUC: \$324.14 SF

Source: Tri-Service FAC 7414 from *Tri-Service Facility Unit Costs for Military Construction* version prepared November 13, 2009

SUC: \$4.47 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 7414-Club and Organization Building
CostWorks 2008 Quarter 2

Design Life= 45
Average S.F= 1,362

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	176.600	S.F.	6,534.20	7,939.94	2008 Qtr 2	1	1	\$ 7,939.94
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	1 Carp	5.200	Ea.	597.79	708.24	2008 Qtr 2	2	2	\$ 1,416.48
Replace 2'-0" x 3'-0" aluminum window - 1st floor	50	1 Carp	52.000	Ea.	22,807.20	26,675.48	2008 Qtr 2	0	0	\$ -
Replace glass - 1st floor (1% of glass)	1	1 Carp	3.120	S.F.	28.24	33.13	2008 Qtr 2	45	45	\$ 1,491.05
Prepare and refinish 3'-0" x 7'-0" steel ptd. door	4	1 Pord	1.000	Ea.	65.21	80.74	2008 Qtr 2	11	11	\$ 888.14
Replace 3'-0" x 7'-0" steel, w/ wire glass, ptd. door	45	1 Carp	1.000	Ea.	939.96	1,095.60	2008 Qtr 2	1	0	\$ -
Replace tempered glass - (3% of glass)	1	1 Carp	0.630	S.F.	12.16	14.46	2008 Qtr 2	45	45	\$ 650.92
Repair steel, painted, door	14	1 Carp	0.100	Ea.	58.24	68.64	2008 Qtr 2	3	2	\$ 137.27
Refinish 3'-0" x 7'-0" steel, painted, door	4	1 Pord	1.000	Ea.	32.91	40.31	2008 Qtr 2	11	11	\$ 443.41
Replace 3'-0" x 7'-0" steel, painted, door	45	1 Carp	1.000	Ea.	532.08	620.04	2008 Qtr 2	1	0	\$ -
Debris removal by hand & visual inspection shingles	1	2 Rofc	1.362	M.S.F.	24.18	29.15	2008 Qtr 2	45	45	\$ 1,311.61
Removal and replacement of shingles shingles	40	2 Rofc	13.620	Sq.	3,447.22	4,123.86	2008 Qtr 2	1	1	\$ 4,123.86
Minor asphalt shingle repair - (2% of roof area) shingles	1	2 Rofc	27.240	S.F.	94.25	112.77	2008 Qtr 2	45	45	\$ 5,074.81
Flashing repairs - (2 S.F. per sq. repaired) shingles	1	2 Rofc	0.544	S.F.	6.34	7.56	2008 Qtr 2	45	45	\$ 340.27
Repair steel painted interior door	14	1 Carp	0.100	Ea.	16.78	19.81	2008 Qtr 2	3	2	\$ 39.63
Refinish 3'-0" x 7'-0" steel painted interior door	4	1 Pord	1.000	Ea.	49.40	60.82	2008 Qtr 2	11	11	\$ 669.02
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	1.000	Ea.	167.75	198.14	2008 Qtr 2	4	3	\$ 594.42
Refinish 3'-0" x 7'-0" solid core wood door interior	4	1 Pord	10.000	Ea.	422.20	519.80	2008 Qtr 2	11	11	\$ 5,717.80
Replace 3'-0" x 7'-0" solid core wood door interior	40	1 Carp	10.000	Ea.	3,667.00	4,251.20	2008 Qtr 2	1	1	\$ 4,251.20
Refinish drywall	12	1 Pord	2,500.000	S.F.	1,500.00	1,850.00	2008 Qtr 2	3	3	\$ 5,550.00
Replace 5/8" drywall	75	2 Carp	2,500.000	S.F.	5,575.00	6,725.00	2008 Qtr 2	0	0	\$ -
Repair 5/8" drywall - (2% of walls)	20	1 Carp	50.000	S.F.	79.50	95.50	2008 Qtr 2	2	2	\$ 191.00
Refinish concrete floor finished	25	2 Cefi	3.070	C.S.F.	1,072.78	1,291.52	2008 Qtr 2	1	1	\$ 1,291.52
Replace vinyl floor	18	1 Tilf	1.173	S.Y.	56.01	68.39	2008 Qtr 2	2	2	\$ 136.77
Replace acoustic tile ceiling, fire-rated	20	1 Carp	12.390	C.S.F.	4,995.03	5,934.81	2008 Qtr 2	2	2	\$ 11,869.62
Refinish sheetrock ceiling	20	1 Pord	1.230	C.S.F.	154.57	191.01	2008 Qtr 2	2	2	\$ 382.01
Replace sheetrock ceiling	40	2 Carp	1.230	C.S.F.	440.75	538.14	2008 Qtr 2	1	1	\$ 538.14
Repair sheetrock ceiling - (2% of ceilings)	20	1 Carp	0.025	C.S.F.	8.73	10.66	2008 Qtr 2	2	2	\$ 21.31
Check / minor repairs drinking fountain	1	1 Plum	1.000	Ea.	37.58	47.34	2008 Qtr 2	45	45	\$ 2,130.30
Repair internal leaks drinking fountain	4	1 Plum	1.000	Ea.	35.14	43.43	2008 Qtr 2	11	11	\$ 477.73
Correct water pressure drinking fountain	2	1 Plum	1.000	Ea.	32.21	40.50	2008 Qtr 2	22	22	\$ 891.00
Replace refrigerant drinking fountain	2	1 Plum	1.000	Ea.	15.84	18.86	2008 Qtr 2	22	22	\$ 414.92
Repair drain leak drinking fountain	4	1 Plum	1.000	Ea.	22.63	27.03	2008 Qtr 2	11	11	\$ 297.33
Replace fountain drinking fountain	10	2 Plum	1.000	Ea.	1,005.84	1,193.57	2008 Qtr 2	4	4	\$ 4,774.28
Replace washer in spud connection lavatory, vitreous china	7	1 Plum	3.000	Ea.	72.03	84.99	2008 Qtr 2	6	6	\$ 509.94

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Terminal Cutoff is the removal of a single task occurrence if that task occurs
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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 washer in faucet lavatory, vitreous china	2	1 Plum	3.000	Ea.	29.55	36.87	2008 Qtr 2	22	22	\$ 811.14
Replace faucets lavatory, vitreous china	10	1 Plum	3.000	Ea.	370.47	447.18	2008 Qtr 2	4	4	\$ 1,788.72
Clean out strainer and P trap lavatory, vitreous china	2	1 Plum	3.000	Ea.	81.12	100.71	2008 Qtr 2	22	22	\$ 2,215.62
Replace lavatory, vitreous china	35	2 Plum	3.000	Ea.	1,590.57	1,907.10	2008 Qtr 2	1	1	\$ 1,907.10
Replace faucet washer sink, iron enamel	2	1 Plum	1.000	Ea.	9.79	12.19	2008 Qtr 2	22	22	\$ 268.18
Clean trap sink, iron enamel	3	1 Plum	1.000	Ea.	6.60	8.25	2008 Qtr 2	15	15	\$ 123.75
Replace faucets sink, iron enamel	10	1 Plum	1.000	Ea.	123.49	149.06	2008 Qtr 2	4	4	\$ 596.24
Unstop sink sink, iron enamel	2	1 Plum	1.000	Ea.	32.21	40.50	2008 Qtr 2	22	22	\$ 891.00
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	3.000	Ea.	212.22	249.18	2008 Qtr 2	4	4	\$ 996.72
Rebuild flush valve tankless water closet	20	1 Plum	3.000	Ea.	395.94	480.03	2008 Qtr 2	2	2	\$ 960.06
Unplug clogged line tankless water closet	5	1 Plum	3.000	Ea.	504.78	630.54	2008 Qtr 2	9	9	\$ 5,674.86
Replace tankless water closet	35	2 Plum	3.000	Ea.	1,644.00	1,945.08	2008 Qtr 2	1	1	\$ 1,945.08
Replace tankless flush valve	25	1 Plum	3.000	Ea.	628.50	736.11	2008 Qtr 2	1	1	\$ 736.11
Replace wax ring gasket tankless water closet	5	1 Plum	3.000	Ea.	328.71	411.60	2008 Qtr 2	9	9	\$ 3,704.40
Replace flush valve diaphragm urinal	7	1 Plum	2.000	Ea.	141.48	166.12	2008 Qtr 2	6	6	\$ 996.72
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	9	9	\$ 2,518.38
Replace wall-hung urinal	35	2 Plum	2.000	Ea.	1,683.26	2,013.14	2008 Qtr 2	1	1	\$ 2,013.14
Inspect / check pump / motor operation, lub. circulation pump, 1/12 HP	0.5	1 Plum	1.000	Ea.	6.19	7.72	2008 Qtr 2	90	90	\$ 694.80
Replace pump / motor assembly circulation pump, 1/12 HP	10	2 Plum	1.000	Ea.	736.33	863.29	2008 Qtr 2	4	4	\$ 3,453.16
Resolder joint pipe & fittings, copper	10	1 Plum	2.000	Ea.	65.70	80.90	2008 Qtr 2	4	4	\$ 323.60
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
Remove old insulation & replace with new, pipe 3/4", wall 1"	15	1 Plum	16.000	L.F.	112.16	136.64	2008 Qtr 2	3	2	\$ 273.28
Check operation water heater, electric, 120 gallon	3	1 Plum	0.500	Ea.	0.99	1.24	2008 Qtr 2	15	15	\$ 18.60
Replace water heater, electric, 120 gallon	15	2 Plum	0.500	Ea.	4,596.23	5,271.90	2008 Qtr 2	3	2	\$ 10,543.79
Drain and flush water heater, electric, 120 gallon	7	1 Plum	0.500	Ea.	113.22	141.52	2008 Qtr 2	6	6	\$ 849.12
Unclog main drain pipe & fittings, cast iron	10	1 Plum	1.000	Ea.	35.62	44.41	2008 Qtr 2	4	4	\$ 177.64
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	1.000	Ea.	115.94	144.14	2008 Qtr 2	4	4	\$ 576.56
Replace pipe, 4" pipe and fittings, PVC	30	2 Plum	8.000	L.F.	473.60	585.52	2008 Qtr 2	1	1	\$ 585.52
Replace pipe & fittings, cast iron	40	2 Plum	8.000	L.F.	335.20	405.60	2008 Qtr 2	1	1	\$ 405.60
General maintenance & repair drain: roof, scupper, area	1	1 Plum	1.000	Ea.	28.35	35.67	2008 Qtr 2	45	45	\$ 1,605.15
Replace drain: roof, scupper, area	40	1 Plum	1.000	Ea.	398.34	468.14	2008 Qtr 2	1	1	\$ 468.14
Repair furnace, electric, 25 MBH residential	10	Q20	1.000	Ea.	1,746.93	2,035.17	2008 Qtr 2	4	4	\$ 8,140.68
Replace furnace, electric, 25 MBH residential	15	Q20	1.000	Ea.	926.82	1,101.21	2008 Qtr 2	3	2	\$ 2,202.42

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Replace fan & motor, propeller exh., 375 CFM exhaust fan	15	Q20	1.000	Ea.	600.24	701.44	2008 Qtr 2	3	2	\$ 1,402.88
Repair air conditioner, window, 2 ton	8	1 Stpi	0.500	Ea.	36.47	45.06	2008 Qtr 2	5	5	\$ 225.28
Replace air conditioner, window, 2 ton	10	L2	1.000	Ea.	1,248.59	1,450.57	2008 Qtr 2	4	4	\$ 5,802.28
Replace sprinkler head	20	1 Plum	7.000	Ea.	445.76	549.22	2008 Qtr 2	2	2	\$ 1,098.44
Inspect sprinkler system	1	1 Plum	1.000	Ea.	26.55	32.89	2008 Qtr 2	45	45	\$ 1,480.05
Rebuild double check 3" backflow preventer sprinkler system	5	1 Plum	1.000	Ea.	598.06	715.83	2008 Qtr 2	9	9	\$ 6,442.47
Repair failed breaker, 3 pole circuit breaker	10	1 Elec	1.000	Ea.	342.23	400.69	2008 Qtr 2	4	4	\$ 1,602.76
Maintenance and inspection C.B., 3 pole circuit breaker	0.33	1 Elec	1.000	Ea.	22.91	28.50	2008 Qtr 2	136	136	\$ 3,876.00
Replace C.B. molded case, 600 V, 3 pole circuit breaker	50	1 Elec	1.000	Ea.	3,157.74	3,611.55	2008 Qtr 2	0	0	\$ -
Maintenance and inspection lighting panel, indoor	3	1 Elec	1.000	Ea.	28.50	35.63	2008 Qtr 2	15	15	\$ 534.45
Replace lamp emergency lighting fixture	2	1 Elec	1.000	Ea.	54.00	64.14	2008 Qtr 2	22	22	\$ 1,411.08
Replace emergency lighting fixture	20	1 Elec	1.000	Ea.	843.25	971.60	2008 Qtr 2	2	2	\$ 1,943.20
Maintenance and repair exit light	20	1 Elec	1.000	Ea.	32.83	39.87	2008 Qtr 2	2	2	\$ 79.74
Replace lamp exit light	5	1 Elec	1.000	Ea.	12.35	14.62	2008 Qtr 2	9	9	\$ 131.58
Replace fluor. ballast for fluorescent lighting fixture, 80 W	10	1 Elec	19.000	Ea.	1,892.02	2,281.52	2008 Qtr 2	4	4	\$ 9,126.08
Replace lamps (2 lamps) fluorescent lighting fixture, 80 W	10	1 Elec	19.000	Ea.	483.36	592.42	2008 Qtr 2	4	4	\$ 2,369.68
Maintenance and repair incandescent lighting fixtures	10	1 Elec	2.000	Ea.	94.56	112.78	2008 Qtr 2	4	4	\$ 451.12
Replace lamp incandescent lighting fixtures	5	1 Elec	2.000	Ea.	13.96	17.04	2008 Qtr 2	9	9	\$ 153.36
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	12.000	Ea.	373.08	464.76	2008 Qtr 2	4	4	\$ 1,859.04
Replace switch wiring devices, switches	15	1 Elec	12.000	Ea.	614.52	748.20	2008 Qtr 2	3	2	\$ 1,496.40
Repair smoke detector	10	1 Elec	3.000	Ea.	114.57	141.00	2008 Qtr 2	4	4	\$ 564.00
Check operation smoke detector	1	1 Elec	3.000	Ea.	34.20	42.90	2008 Qtr 2	45	45	\$ 1,930.50
Replace smoke detector	15	1 Elec	3.000	Ea.	568.65	680.97	2008 Qtr 2	3	2	\$ 1,361.94
					\$88,114.81	\$104,476.15				
									MR Subtotal	\$ 175,607.63
									MR Per Year	\$ 3,902.39
									PM Per Year	\$ 2,379.91
									Subtotal	\$ 6,282.30
									Total Per Unit	\$ 4.61

CostWorks 2009 Quarter 1 - FAC 7414-Club and Organization Building

Qty	Assembly Number	Description	Total In-House	Total Incl. O&P	Zip Code	Prefix	Type	Release
12.000	B2035 225 1950	Door, emergency egress, swinging, annualized	594.12	690.12	200		FMR	2008 Qtr 2
1.000	C1025 110 1950	Fire doors, swinging, annualized	24.89	29.86	200		FMR	2008 Qtr 2
2.000	D2015 100 1950	Urinals, annualized	25.86	32.30	200		FMR	2008 Qtr 2
3.000	D2015 100 2950	Toilet (vacuum breaker type), annualized	38.79	48.45	200		FMR	2008 Qtr 2
3.000	D2015 100 4950	Lavatories, annualized	74.04	90.24	200		FMR	2008 Qtr 2
1.000	D2015 800 1950	Drink fountain, annualized	49.50	59.36	200		FMR	2008 Qtr 2
1.000	D3045 210 1950	Fan, axial, up to 5,000 CFM, annualized	70.55	86.20	200		FMR	2008 Qtr 2
1.000	D3055 210 1950	Package unit, air cooled, 3 thru 24 ton, annualized	207.71	251.03	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 260 1950	Panelboard, 225 A and above, annualized	56.96	67.71	200		FMR	2008 Qtr 2
1.000	D5095 250 1950	Light, emergency, hardwired system, annualized	14.25	17.87	200		FMR	2008 Qtr 2
1.000	D4015 150 1950	Extinguishing system, wet pipe, annualized	806.79	983.35	200		FMR	2008 Qtr 2
			\$1,982.35	\$2,379.91				

FAC 7414 Sustainment by Year - Terminal Cutoff Applied

