

FAC 7442 Recreational Lodging

RUC: \$89.11 SF

Source: Marshall and Swift
Section 12, Page 12
Inflated to current year and adjusted for pricing using M&S Section 99
Inflated to FY-09 using Green Book Table 5-6, MCON
In V12, Tri-Service and USACE PAX Newsletter values were updated while all
other values were inflated only.

SUC: \$3.21 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 follows:

**FAC 7442 Recreational Lodging
CostWorks 2008 Quarter 2 -**

Design Life= 45
Average S.F.= 2392

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
Refinish wood steps	7	174.000	S.F.	290.58	200	FMR	2008 Qtr 2	6	1743.48	\$ 1,743.48
Replace wood balustrade	20	15.000	L.F.	1,296.90	200	FMR	2008 Qtr 2	2	2593.8	\$ 2,593.80
Refinish wood balustrade	7	15.000	L.F.	124.80	200	FMR	2008 Qtr 2	6	748.8	\$ 748.80
Waterproof brick wall - 1st floor	10	13.200	C.S.F.	2,712.20	200	FMR	2008 Qtr 2	4	10848.82	\$ 10,848.82
Replace glass - 1st flr. (1% of glass)	1	2.000	S.F.	21.24	200	FMR	2008 Qtr 2	45	955.8	\$ 955.80
Repair 3' x 4' aluminum window - 1st floor	20	17.000	Ea.	4,677.38	200	FMR	2008 Qtr 2	2	9354.76	\$ 9,354.76
Replace 3' x 4' aluminum window - 1st floor	50	17.000	Ea.	14,771.81	200	FMR	2008 Qtr 2	0	0	\$ -
Replace glass - 2nd flr. (1% of glass)	1	1.000	S.F.	15.44	200	FMR	2008 Qtr 2	45	694.8	\$ 694.80
Repair 3' x 4' aluminum window - 2nd floor	20	10.000	Ea.	3,233.60	200	FMR	2008 Qtr 2	2	6467.2	\$ 6,467.20
Replace 3' x 4' aluminum window - 2nd floor	50	10.000	Ea.	9,171.40	200	FMR	2008 Qtr 2	0	0	\$ -
Repair solid core, painted, door	12	6.000	Ea.	2,237.94	200	FMR	2008 Qtr 2	3	6713.82	\$ 6,713.82
Prepare and refinish solid core, painted, door	4	6.000	Ea.	333.84	200	FMR	2008 Qtr 2	11	3672.24	\$ 3,672.24
Replace 3'-0" x 7'-0" solid core, painted, door	40	6.000	Ea.	8,773.02	200	FMR	2008 Qtr 2	1	8773.02	\$ 8,773.02
Debris removal by hand & visual inspection shingles	1	2.400	M.S.F.	51.36	200	FMR	2008 Qtr 2	45	2311.2	\$ 2,311.20
Install new shingles over existing shingles	20	23.900	Sq.	5,013.26	200	FMR	2008 Qtr 2	2	10026.53	\$ 10,026.53
Removal and replacement of shingles shingles	40	23.900	Sq.	7,236.44	200	FMR	2008 Qtr 2	1	7236.44	\$ 7,236.44
Refinish 3'-0" x 7'-0" hollow core wood door interior	4	12.000	Ea.	623.76	200	FMR	2008 Qtr 2	11	6861.36	\$ 6,861.36
Replace 3'-0" x 7'-0" hollow core wood door interior	30	18.000	Ea.	6,766.56	200	FMR	2008 Qtr 2	1	6766.56	\$ 6,766.56
Refinish wood steps	3	66.000	S.F.	167.64	200	FMR	2008 Qtr 2	15	2514.6	\$ 2,514.60
Refinish wood stair railing interior	7	16.000	L.F.	40.64	200	FMR	2008 Qtr 2	6	243.84	\$ 243.84
Replace wood stair railing interior	40	16.000	L.F.	213.12	200	FMR	2008 Qtr 2	1	213.12	\$ 213.12
Repair 5/8" drywall - (2% of walls)	20	101.080	S.F.	193.06	200	FMR	2008 Qtr 2	2	386.1256	\$ 386.13
Refinish drywall	4	400.000	S.F.	296.00	200	FMR	2008 Qtr 2	11	3256	\$ 3,256.00
Replace 5/8" drywall	75	5,054.000	S.F.	13,595.26	200	FMR	2008 Qtr 2	0	0	\$ -
Repair 4" x 4" thin set ceramic tile - (2% of walls)	10	0.214	C.S.F.	195.25	200	FMR	2008 Qtr 2	4	780.9802	\$ 780.98
Replace 4" x 4" thin set ceramic tile	75	10.700	C.S.F.	10,641.47	200	FMR	2008 Qtr 2	0	0	\$ -
Replace vinyl floor	18	97.777	S.Y.	5,700.40	200	FMR	2008 Qtr 2	2	11400.8	\$ 11,400.80
Ceramic tile floor repairs - (2% of floors)	15	0.016	C.S.F.	12.32	200	FMR	2008 Qtr 2	2	36.95472	\$ 24.64
Replace 2" x 2" thin set ceramic tile floor	50	0.800	C.S.F.	1,294.06	200	FMR	2008 Qtr 2	0	0	\$ -
Repair sheetrock ceiling - (2% of ceilings)	20	0.380	C.S.F.	161.98	200	FMR	2008 Qtr 2	2	323.9652	\$ 323.97
Refinish sheetrock ceiling	20	19.000	C.S.F.	2,950.51	200	FMR	2008 Qtr 2	2	5901.02	\$ 5,901.02
Replace sheetrock ceiling	40	19.000	C.S.F.	8,312.69	200	FMR	2008 Qtr 2	1	8312.69	\$ 8,312.69
Unplug clogged line flush-tank water closet	5	4.000	Ea.	840.72	200	FMR	2008 Qtr 2	9	7566.48	\$ 7,566.48
Replace washer / diaphragm in ball cock flush-tank water closet	5	4.000	Ea.	69.60	200	FMR	2008 Qtr 2	9	626.4	\$ 626.40
Replace valve and ball cock assembly flush-tank water closet	15	4.000	Ea.	370.72	200	FMR	2008 Qtr 2	2	1112.16	\$ 741.44
Install gasket between tank and bowl flush-tank water closet	20	4.000	Ea.	154.12	200	FMR	2008 Qtr 2	2	308.24	\$ 308.24
Replace two piece water closet flush-tank	35	4.000	Ea.	1,985.44	200	FMR	2008 Qtr 2	1	1985.44	\$ 1,985.44
Replace one piece water closet flush-tank	35	4.000	Ea.	3,082.92	200	FMR	2008 Qtr 2	1	3082.92	\$ 3,082.92
Replace washer in spud connection lavatory, vitreous china	7	4.000	Ea.	113.32	200	FMR	2008 Qtr 2	6	679.92	\$ 679.92
Replace washer in faucet lavatory, vitreous china	2	4.000	Ea.	49.16	200	FMR	2008 Qtr 2	22	1081.52	\$ 1,081.52
Replace faucets lavatory, vitreous china	10	4.000	Ea.	596.24	200	FMR	2008 Qtr 2	4	2384.96	\$ 2,384.96
Clean out strainer and P trap lavatory, vitreous china	2	1.600	Ea.	53.71	200	FMR	2008 Qtr 2	22	1181.664	\$ 1,181.66
Replace lavatory, vitreous china	35	4.000	Ea.	2,542.80	200	FMR	2008 Qtr 2	1	2542.8	\$ 2,542.80
Replace faucets laundry sink, plastic	10	2.000	Ea.	298.12	200	FMR	2008 Qtr 2	4	1192.48	\$ 1,192.48
Clean out strainer and P trap laundry sink, plastic	2	2.000	Ea.	67.14	200	FMR	2008 Qtr 2	22	1477.08	\$ 1,477.08

**FAC 7442 Recreational Lodging
CostWorks 2008 Quarter 2 -**

Design Life= 45
Average S.F= 2392

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
Replace laundry sink ,plastic	20	2.000	Ea.	1,109.80	200	FMR	2008 Qtr 2	2	2219.6	\$ 2,219.60
Replace mixing valve barrel bathtub, fiberglass	2	0.400	Ea.	70.53	200	FMR	2008 Qtr 2	22	1551.616	\$ 1,551.62
Replace mixing valve bathtub, fiberglass	10	2.000	Ea.	658.00	200	FMR	2008 Qtr 2	4	2632	\$ 2,632.00
Replace bathtub, fiberglass	20	2.000	Ea.	2,437.44	200	FMR	2008 Qtr 2	2	4874.88	\$ 4,874.88
Replace mixing valve barrel shower, misc.	2	0.400	Ea.	70.53	200	FMR	2008 Qtr 2	22	1551.616	\$ 1,551.62
Replace mixing valve shower, misc.	10	2.000	Ea.	658.00	200	FMR	2008 Qtr 2	4	2632	\$ 2,632.00
Replace shower surface, ceramic tile	30	2.000	Ea.	2,051.60	200	FMR	2008 Qtr 2	1	2051.6	\$ 2,051.60
Replace pipe and fittings, copper 3/4"	20	8.000	L.F.	171.84	200	FMR	2008 Qtr 2	2	343.68	\$ 343.68
Remove old insulation & replace with new, pipe 3/4", wall 1"	15	8.000	L.F.	68.32	200	FMR	2008 Qtr 2	2	204.96	\$ 136.64
Drain and flush water heater, electric, 120 gallon	7	2.000	Ea.	566.08	200	FMR	2008 Qtr 2	6	3396.48	\$ 3,396.48
Check operation water heater, electric, 120 gallon	3	1.000	Ea.	2.48	200	FMR	2008 Qtr 2	15	37.2	\$ 37.20
Replace water heater, electric, 120 gallon	15	1.000	Ea.	10,543.79	200	FMR	2008 Qtr 2	2	31631.37	\$ 21,087.58
Unclog main drain pipe & fittings, cast iron	10	1.000	Ea.	44.41	200	FMR	2008 Qtr 2	4	177.64	\$ 177.64
Replace pipe & fittings, cast iron	40	8.000	L.F.	405.60	200	FMR	2008 Qtr 2	1	405.6	\$ 405.60
General maintenance & repair distribution: gutters, pipe	1	0.200	M.L.F.	58.08	200	FMR	2008 Qtr 2	45	2613.69	\$ 2,613.69
Replace pipe or gutter distribution	20	200.000	L.F.	10,966.00	200	FMR	2008 Qtr 2	2	21932	\$ 21,932.00
Repair fan coil unit, 3 ton	10	2.000	Ea.	1,014.42	200	FMR	2008 Qtr 2	4	4057.68	\$ 4,057.68
Replace fan coil unit, 3 ton	15	2.000	Ea.	5,081.00	200	FMR	2008 Qtr 2	2	15243	\$ 10,162.00
Replace metal pipe flue, architectural fireplace	50	1.000	L.F.	27.80	200	FMR	2008 Qtr 2	0	0	\$ -
Repair heat pump, 5 ton, air to air split	10	2.000	Ea.	4,709.22	200	FMR	2008 Qtr 2	4	18836.88	\$ 18,836.88
Replace heat pump, 5 ton, air to air split	20	2.000	Ea.	14,553.40	200	FMR	2008 Qtr 2	2	29106.8	\$ 29,106.80
Maintenance and inspection lighting panel, indoor	3	2.000	Ea.	71.26	200	FMR	2008 Qtr 2	15	1068.9	\$ 1,068.90
Maintenance and repair breaker, 1 pole circuit breaker	20	2.000	Ea.	127.26	200	FMR	2008 Qtr 2	2	254.52	\$ 254.52
Maintenance and inspection C.B., 1 pole circuit breaker	0.5	2.000	Ea.	57.00	200	FMR	2008 Qtr 2	90	5130	\$ 5,130.00
Repair failed breaker, 3 pole circuit breaker	4	1.000	Ea.	607.28	200	FMR	2008 Qtr 2	11	6680.08	\$ 6,680.08
Maintenance and inspection C.B., 3 pole circuit breaker	0.33	1.000	Ea.	28.50	200	FMR	2008 Qtr 2	136	3876	\$ 3,876.00
Replace C.B. enclosed, 600 V, 3 pole circuit breaker	12	1.000	Ea.	1,158.09	200	FMR	2008 Qtr 2	3	3474.27	\$ 3,474.27
Maintenance and repair receptacles and plugs	20	2.000	Ea.	77.46	200	FMR	2008 Qtr 2	2	154.92	\$ 154.92
Replace receptacle/plug receptacles and plugs	20	2.000	Ea.	128.84	200	FMR	2008 Qtr 2	2	257.68	\$ 257.68
Maintenance and repair wiring devices, switches	10	2.000	Ea.	77.46	200	FMR	2008 Qtr 2	4	309.84	\$ 309.84
Replace switch wiring devices, switches	15	2.000	Ea.	124.70	200	FMR	2008 Qtr 2	2	374.1	\$ 249.40
Maintenance and repair incandescent lighting fixtures	10	2.000	Ea.	112.78	200	FMR	2008 Qtr 2	4	451.12	\$ 451.12
Replace lighting fixture incandescent	20	2.000	Ea.	285.70	200	FMR	2008 Qtr 2	2	571.4	\$ 571.40
Replace fluor. ballast for fluorescent lighting fixture, 80 W	10	2.000	Ea.	240.16	200	FMR	2008 Qtr 2	4	960.64	\$ 960.64
Replace fixture fluorescent lighting fixture, 80 W	20	4.000	Ea.	860.44	200	FMR	2008 Qtr 2	2	1720.88	\$ 1,720.88
Check operation smoke detector	1	10.000	Ea.	143.00	200	FMR	2008 Qtr 2	45	6435	\$ 6,435.00
Replace smoke detector	15	10.000	Ea.	2,269.90	200	FMR	2008 Qtr 2	2	6809.7	\$ 4,539.80

#####

MR Subtotal	\$ 309,919.38
MR Per Year	\$ 6,887.10
PM Per Year	\$ 1,044.12
Subtotal	\$ 7,931.22

**FAC 7442 Recreational Lodging
CostWorks 2008 Quarter 2 -**

Design Life= 45
Average S.F= 2392

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
Total Per Unit									\$	3.32

CostWorks 2009 Quarter 1 - FAC 7442 Recreational Lodging

Qty	Assembly Number	Description	Total In-House	Total Incl. O&P	Zip Code	Prefix	Type	Release
2.000	D3055 310 1950	Heat pump, air cooled, up to 5 ton, annualized	434.88	532.68	200		FMR	2008
2.000	D3045 120 1950	Fan coil unit, annualized	413.94	511.44	200		FMR	2008
			\$848.82	\$1,044.12				

FAC 7442 Sustainment by Year - Terminal Cutoff Applied

