

FAC 1713 Band Training Facility

RUC: \$155.74 SF

Source: USACE PAX Newsletter 3.2.2 dated 20 Mar 09
CC 14129
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: \$4.24 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 relative annual sustainment requirements
follows:

FAC 1713-Band Training Facility
CostWorks 2008 Quarter 2

Design Life= 50
Average S.F= 9,103

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	265.000	S.F.	9,805.00	11,914.40	2008 Qtr 2	2	1	\$ 11,914.40
Replace brick wall - 2nd floor	75	2 Bric	22.820	C.S.F.	46,680.36	56,013.74	2008 Qtr 2	0	0	\$ -
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	1 Carp	13.600	Ea.	1,563.46	1,852.32	2008 Qtr 2	2	2	\$ 3,704.64
Replace 2'-0" x 3'-0" aluminum window - 1st floor	50	1 Carp	136.000	Ea.	59,649.60	69,766.64	2008 Qtr 2	1	0	\$ -
Replace glass - 1st floor (1% of glass)	1	1 Carp	8.160	S.F.	73.85	86.66	2008 Qtr 2	50	50	\$ 4,332.96
Repair 2'-0" x 3'-0" aluminum window - 2nd floor	20	1 Carp	15.200	Ea.	2,336.24	2,803.18	2008 Qtr 2	2	2	\$ 5,606.37
Replace 2'-0" x 3'-0" aluminum window - 2nd floor	50	1 Carp	152.000	Ea.	72,557.20	85,303.92	2008 Qtr 2	1	0	\$ -
Replace glass - 2nd floor (1% of glass)	1	1 Carp	9.120	S.F.	797.09	976.30	2008 Qtr 2	50	50	\$ 48,814.80
Repair 12' x 12' steel roll-up door	10	1 Carp	0.100	Ea.	83.26	96.45	2008 Qtr 2	5	5	\$ 482.27
Refinish 12' x 12' steel roll-up door	5	1 Pord	1.000	Ea.	168.83	205.54	2008 Qtr 2	10	10	\$ 2,055.40
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
Prepare and refinish 3'-0" x 7'-0" steel ptd. door	4	1 Pord	2.000	Ea.	130.42	161.48	2008 Qtr 2	12	12	\$ 1,937.76
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
Replace tempered glass - (3% of glass)	1	1 Carp	1.260	S.F.	24.32	28.93	2008 Qtr 2	50	50	\$ 1,446.48
Repair steel, painted, door	14	1 Carp	0.400	Ea.	232.98	274.54	2008 Qtr 2	3	3	\$ 823.63
Refinish 3'-0" x 7'-0" steel, painted, door	4	1 Pord	4.000	Ea.	131.64	161.24	2008 Qtr 2	12	12	\$ 1,934.88
Replace 3'-0" x 7'-0" steel, painted, door	45	1 Carp	4.000	Ea.	2,128.32	2,480.16	2008 Qtr 2	1	1	\$ 2,480.16
Debris removal by hand & visual inspection,modified bitum/thermoplastc	1	2 Rofc	4.552	M.S.F.	133.56	160.91	2008 Qtr 2	50	50	\$ 8,045.66
Non-destructive moisture inspection,modified bitum/thermoplastic	5	2 Rofc	4.552	M.S.F.	413.23	499.81	2008 Qtr 2	10	10	\$ 4,998.10
Total roof replacement,modified bituminous / thermoplastic	25	G1	45.520	Sq.	22,160.96	26,197.22	2008 Qtr 2	2	1	\$ 26,197.22
Minor membrane repairs-(2% of roof area),modified bitum/thermoplastic	5	G5	0.910	Sq.	242.78	286.41	2008 Qtr 2	10	10	\$ 2,864.13
Flashing repairs-(2 S.F. per sq. repaired),modified bitum/thermoplastc	5	2 Rofc	1.821	S.F.	6.05	7.12	2008 Qtr 2	10	10	\$ 71.20
Membrane replacement-(25% of roof area),modified bitum/thermoplastic	20	G5	11.380	Sq.	7,246.22	8,590.76	2008 Qtr 2	2	2	\$ 17,181.52
Repair steel painted interior door	14	1 Carp	0.300	Ea.	50.33	59.44	2008 Qtr 2	3	3	\$ 178.33
Refinish 3'-0" x 7'-0" steel painted interior door	4	1 Pord	3.000	Ea.	148.20	182.46	2008 Qtr 2	12	12	\$ 2,189.52
Replace 3'-0" x 7'-0" steel painted interior door	60	1 Carp	3.000	Ea.	2,812.62	3,269.88	2008 Qtr 2	0	0	\$ -
Repair solid core wood door interior	11	1 Carp	6.100	Ea.	1,023.28	1,208.65	2008 Qtr 2	4	4	\$ 4,834.62
Refinish 3'-0" x 7'-0" solid core wood door interior	4	1 Pord	61.000	Ea.	2,575.42	3,170.78	2008 Qtr 2	12	12	\$ 38,049.36
Replace 3'-0" x 7'-0" solid core wood door interior	40	1 Carp	61.000	Ea.	22,368.70	25,932.32	2008 Qtr 2	1	1	\$ 25,932.32
Repair concrete steps	15	1 Cefi	6.600	S.F.	112.13	130.55	2008 Qtr 2	3	3	\$ 391.64
Replace concrete steps	100	2 Cefi	66.000	S.F.	3,267.66	3,965.94	2008 Qtr 2	0	0	\$ -
Replace metal stair railing interior	45	2 Sswk	53.000	L.F.	1,901.11	2,196.32	2008 Qtr 2	1	1	\$ 2,196.32
Repair fabric wall finish fabric interior	9	1 Pord	488.700	S.Y.	12,310.35	14,910.24	2008 Qtr 2	5	5	\$ 74,551.19
Replace fabric wall finish fabric interior	50	1 Pord	488.700	S.Y.	68,677.01	83,792.50	2008 Qtr 2	1	0	\$ -
Refinish drywall	12	1 Pord	24,079.000	S.F.	14,447.40	17,818.46	2008 Qtr 2	4	3	\$ 53,455.38
Replace 5/8" drywall	75	2 Carp	24,079.000	S.F.	53,696.17	64,772.51	2008 Qtr 2	0	0	\$ -

FAC 1713-Band Training Facility
CostWorks 2008 Quarter 2

Design Life= 50
Average S.F= 9,103

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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
Repair 5/8" drywall - (2% of walls)	20	1 Carp	481.600	S.F.	765.74	919.86	2008 Qtr 2	2	2 \$	1,839.71
Replace carpet	12	2 Tilf	758.600	S.Y.	34,235.62	39,553.40	2008 Qtr 2	4	3 \$	118,660.21
Replace 2" x 2" thin set ceramic tile floor	50	1 Tilf	12.290	C.S.F.	16,516.41	19,880.06	2008 Qtr 2	1	0 \$	-
Ceramic tile floor repairs - (2% of floors)	15	1 Tilf	0.245	C.S.F.	151.41	188.62	2008 Qtr 2	3	3 \$	565.87
Refinish concrete floor finished	25	2 Cefi	8.190	C.S.F.	2,861.91	3,445.45	2008 Qtr 2	2	1 \$	3,445.45
Replace vinyl floor	18	1 Tilf	0.253	S.Y.	12.08	14.75	2008 Qtr 2	2	2 \$	29.50
Replace acoustic tile ceiling, fire-rated	20	1 Carp	82.840	C.S.F.	33,396.95	39,680.36	2008 Qtr 2	2	2 \$	79,360.72
Refinish sheetrock ceiling	20	1 Pord	8.190	C.S.F.	1,029.24	1,271.83	2008 Qtr 2	2	2 \$	2,543.65
Replace sheetrock ceiling	40	2 Carp	8.190	C.S.F.	2,934.72	3,583.21	2008 Qtr 2	1	1 \$	3,583.21
Repair sheetrock ceiling - (2% of ceilings)	20	1 Carp	0.163	C.S.F.	56.93	69.48	2008 Qtr 2	2	2 \$	138.96
Check / minor repairs drinking fountain	1	1 Plum	3.000	Ea.	112.74	142.02	2008 Qtr 2	50	50 \$	7,101.00
Repair internal leaks drinking fountain	4	1 Plum	3.000	Ea.	105.42	130.29	2008 Qtr 2	12	12 \$	1,563.48
Correct water pressure drinking fountain	2	1 Plum	3.000	Ea.	96.63	121.50	2008 Qtr 2	25	25 \$	3,037.50
Replace refrigerant drinking fountain	2	1 Plum	3.000	Ea.	47.52	56.58	2008 Qtr 2	25	25 \$	1,414.50
Repair drain leak drinking fountain	4	1 Plum	3.000	Ea.	67.89	81.09	2008 Qtr 2	12	12 \$	973.08
Replace fountain drinking fountain	10	2 Plum	3.000	Ea.	3,017.52	3,580.71	2008 Qtr 2	5	5 \$	17,903.55
Replace washer in spud connection lavatory, vitreous china	7	1 Plum	12.000	Ea.	288.12	339.96	2008 Qtr 2	7	7 \$	2,379.72
Replace washer in faucet lavatory, vitreous china	2	1 Plum	12.000	Ea.	118.20	147.48	2008 Qtr 2	25	25 \$	3,687.00
Replace faucets lavatory, vitreous china	10	1 Plum	12.000	Ea.	1,481.88	1,788.72	2008 Qtr 2	5	5 \$	8,943.60
Clean out strainer and P trap lavatory, vitreous china	2	1 Plum	12.000	Ea.	324.48	402.84	2008 Qtr 2	25	25 \$	10,071.00
Replace lavatory, vitreous china	35	2 Plum	12.000	Ea.	6,362.28	7,628.40	2008 Qtr 2	1	1 \$	7,628.40
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	12.000	Ea.	848.88	996.72	2008 Qtr 2	5	5 \$	4,983.60
Rebuild flush valve tankless water closet	20	1 Plum	12.000	Ea.	1,583.76	1,920.12	2008 Qtr 2	2	2 \$	3,840.24
Unplug clogged line tankless water closet	5	1 Plum	12.000	Ea.	2,019.12	2,522.16	2008 Qtr 2	10	10 \$	25,221.60
Replace tankless water closet	35	2 Plum	12.000	Ea.	6,576.00	7,780.32	2008 Qtr 2	1	1 \$	7,780.32
Replace tankless flush valve	25	1 Plum	12.000	Ea.	2,514.00	2,944.44	2008 Qtr 2	2	1 \$	2,944.44
Replace wax ring gasket tankless water closet	5	1 Plum	12.000	Ea.	1,314.84	1,646.40	2008 Qtr 2	10	10 \$	16,464.00
Replace flush valve diaphragm urinal	7	1 Plum	4.000	Ea.	282.96	332.24	2008 Qtr 2	7	7 \$	2,325.68
Rebuild flush valve urinal	20	1 Plum	4.000	Ea.	527.92	640.04	2008 Qtr 2	2	2 \$	1,280.08
Unplug line urinal	5	1 Plum	4.000	Ea.	448.56	559.64	2008 Qtr 2	10	10 \$	5,596.40
Replace wall-hung urinal	35	2 Plum	4.000	Ea.	3,366.52	4,026.28	2008 Qtr 2	1	1 \$	4,026.28

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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
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	100	100	\$ 772.00
Replace pump / motor assembly circulation pump, 1/12 HP	10	2 Plum	1.000	Ea.	736.33	863.29	2008 Qtr 2	5	5	\$ 4,316.45
Resolder joint pipe & fittings, copper	10	1 Plum	2.000	Ea.	65.70	80.90	2008 Qtr 2	5	5	\$ 404.50
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
Replace pipe and fittings, copper 2"	25	2 Plum	8.000	L.F.	326.48	392.88	2008 Qtr 2	2	1	\$ 392.88
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	3	\$ 409.92
Drain and flush water heater, electric, 120 gallon	7	1 Plum	0.500	Ea.	113.22	141.52	2008 Qtr 2	7	7	\$ 990.64
Check operation water heater, electric, 120 gallon	3	1 Plum	0.500	Ea.	0.99	1.24	2008 Qtr 2	16	16	\$ 19.84
Replace water heater, electric, 120 gallon	15	2 Plum	0.500	Ea.	4,596.23	5,271.90	2008 Qtr 2	3	3	\$ 15,815.69
Unclog main drain pipe & fittings, cast iron	10	1 Plum	1.000	Ea.	35.62	44.41	2008 Qtr 2	5	5	\$ 222.05
Repair joint pipe and fittings, PVC	10	1 Plum	1.000	Ea.	115.94	144.14	2008 Qtr 2	5	5	\$ 720.70
Unclog floor drain, PVC	20	1 Plum	1.000	Ea.	37.09	45.87	2008 Qtr 2	2	2	\$ 91.74
Replace pipe & fittings, cast iron	40	2 Plum	8.000	L.F.	335.20	405.60	2008 Qtr 2	1	1	\$ 405.60
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 roof mounted exhaust fan, 8500 CFM exhaust fan	20	Q20	2.000	Ea.	5,238.96	6,101.28	2008 Qtr 2	2	2	\$ 12,202.56
Replace single zone rooftop unit, 25 ton	15	Q7	2.000	Ea.	68,196.80	79,355.20	2008 Qtr 2	3	3	\$ 238,065.60
Repair single zone rooftop unit, 25 ton	10	Q6	1.000	Ea.	25,821.09	29,922.89	2008 Qtr 2	5	5	\$ 149,614.45
Replace fan coil unit, 1 ton	15	Q5	2.000	Ea.	2,196.60	2,591.12	2008 Qtr 2	3	3	\$ 7,773.36
Repair fan coil unit, 1 ton	10	1 Stpi	2.000	Ea.	738.44	882.04	2008 Qtr 2	5	5	\$ 4,410.20
Minor repairs to fire alarm control panel	5	1 Elec	1.000	Ea.	107.84	130.97	2008 Qtr 2	10	10	\$ 1,309.70
Maintenance and inspection fire alarm control panel	0.5	1 Elec	1.000	Ea.	30.54	38.17	2008 Qtr 2	100	100	\$ 3,817.00
Replace fire alarm control panel	15	1 Elec	1.000	Ea.	2,615.62	3,107.84	2008 Qtr 2	3	3	\$ 9,323.52
Replace sprinkler head	20	1 Plum	46.000	Ea.	2,929.28	3,609.16	2008 Qtr 2	2	2	\$ 7,218.32
Inspect sprinkler system	1	1 Plum	1.000	Ea.	26.55	32.89	2008 Qtr 2	50	50	\$ 1,644.50
Rebuild double check 3" backflow preventer sprinkler system	5	1 Plum	1.000	Ea.	598.06	715.83	2008 Qtr 2	10	10	\$ 7,158.30
Replace fire alarm bell, 6"	20	1 Elec	2.000	Ea.	284.56	343.02	2008 Qtr 2	2	2	\$ 686.04
Maintenance and inspection lighting panel, indoor	3	1 Elec	2.000	Ea.	57.00	71.26	2008 Qtr 2	16	16	\$ 1,140.16
Maintenance and repair motor starter, up to 600 V	5	1 Elec	5.000	Ea.	853.75	1,037.50	2008 Qtr 2	10	10	\$ 10,375.00
Maintenance and inspection motor starter, up to 600 V	0.5	1 Elec	5.000	Ea.	190.85	239.25	2008 Qtr 2	100	100	\$ 23,925.00
Replace starter motor starter, up to 600 V	18	1 Elec	5.000	Ea.	2,640.90	3,152.05	2008 Qtr 2	2	2	\$ 6,304.10
Replace lamp emergency lighting fixture	2	1 Elec	6.000	Ea.	324.00	384.84	2008 Qtr 2	25	25	\$ 9,621.00
Replace emergency lighting fixture	20	1 Elec	6.000	Ea.	5,059.50	5,829.60	2008 Qtr 2	2	2	\$ 11,659.20
Replace fluor. ballast for fluorescent lighting fixture, 80 W	10	1 Elec	128.000	Ea.	12,746.24	15,370.24	2008 Qtr 2	5	5	\$ 76,851.20
Replace lamps (2 lamps) fluorescent lighting fixture, 80 W	10	1 Elec	128.000	Ea.	3,256.32	3,991.04	2008 Qtr 2	5	5	\$ 19,955.20
Maintenance and repair incandescent lighting fixtures	10	1 Elec	14.000	Ea.	661.92	789.46	2008 Qtr 2	5	5	\$ 3,947.30
Replace lamp incandescent lighting fixtures	5	1 Elec	14.000	Ea.	97.72	119.28	2008 Qtr 2	10	10	\$ 1,192.80

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Maintenance and repair receptacles and plugs	20	1 Elec	550.000	Ea.	17,099.50	21,301.50	2008 Qtr 2	2	2	\$ 42,603.00
Replace receptacle/plug receptacles and plugs	20	1 Elec	550.000	Ea.	29,018.00	35,431.00	2008 Qtr 2	2	2	\$ 70,862.00
Maintenance and repair wiring devices, switches	10	1 Elec	220.000	Ea.	6,839.80	8,520.60	2008 Qtr 2	5	5	\$ 42,603.00
Replace switch wiring devices, switches	15	1 Elec	220.000	Ea.	11,266.20	13,717.00	2008 Qtr 2	3	3	\$ 41,151.00
Repair heat detector	10	1 Elec	6.000	Ea.	250.80	306.78	2008 Qtr 2	5	5	\$ 1,533.90
Check operation heat detector	1	1 Elec	6.000	Ea.	68.40	85.80	2008 Qtr 2	50	50	\$ 4,290.00
Replace heat detector	15	1 Elec	6.000	Ea.	701.82	855.54	2008 Qtr 2	3	3	\$ 2,566.62
Check and repair manual pull station	10	1 Elec	5.000	Ea.	346.05	424.35	2008 Qtr 2	5	5	\$ 2,121.75
Replace manual pull station	15	1 Elec	5.000	Ea.	628.70	759.45	2008 Qtr 2	3	3	\$ 2,278.35
Repair smoke detector	10	1 Elec	19.000	Ea.	725.61	893.00	2008 Qtr 2	5	5	\$ 4,465.00
Check operation smoke detector	1	1 Elec	19.000	Ea.	216.60	271.70	2008 Qtr 2	50	50	\$ 13,585.00
Replace smoke detector	15	1 Elec	19.000	Ea.	3,601.45	4,312.81	2008 Qtr 2	3	3	\$ 12,938.43
Maintenance and repair master clock control	10	1 Elec	1.000	Ea.	126.58	152.54	2008 Qtr 2	5	5	\$ 762.70
Check operation master clock control	1	1 Elec	1.000	Ea.	30.54	38.17	2008 Qtr 2	50	50	\$ 1,908.50
Replace time control clock master clock	15	1 Elec	1.000	Ea.	178.99	214.18	2008 Qtr 2	3	3	\$ 642.54
					\$752,361.81	\$896,145.86				
									MR Subtotal	\$ 1,583,237.18
									MR Per Year	\$ 31,664.74
									PM Per Year	\$ 8,242.41
									Subtotal	\$ 39,907.15
									Total Per Unit	\$ 4.38

CostWorks 2009 Quarter 1 - FAC 1713-Band Training Facility

Qty	Assembly Number	Description	Total In-House	Total Incl. O&P	Zip Code	Prefix	Type	Release
1.000	B2035 410 1950	Door, overhead, electric, roll up, to 24' high x 25' w	240.16	290.12	200		FMR	2008 Qtr 2
67.000	B2035 225 1950	Door, emergency egress, swinging, annualized	3,317.17	3,853.17	200		FMR	2008 Qtr 2
3.000	C1025 110 1950	Fire doors, swinging, annualized	74.67	89.58	200		FMR	2008 Qtr 2
4.000	D2015 100 1950	Urinals, annualized	51.72	64.60	200		FMR	2008 Qtr 2
12.000	D2015 100 2950	Toilet (vacuum breaker type), annualized	155.16	193.80	200		FMR	2008 Qtr 2
12.000	D2015 100 4950	Lavatories, annualized	296.16	360.96	200		FMR	2008 Qtr 2
3.000	D2015 800 1950	Drink fountain, annualized	148.50	178.08	200		FMR	2008 Qtr 2
2.000	D3045 120 1950	Fan coil unit, annualized	431.42	533.20	200		FMR	2008 Qtr 2
9.000	D3045 160 1950	VAV Boxes, annualized	551.79	684.00	200		FMR	2008 Qtr 2
2.000	D3045 210 1950	Fan, axial, up to 5,000 CFM, annualized	141.10	172.40	200		FMR	2008 Qtr 2
2.000	D3055 210 1950	Package unit, air cooled, 3 thru 24 ton, annualized	415.42	502.06	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	D4015 150 1950	Extinguishing system, wet pipe, annualized	806.79	983.35	200		FMR	2008 Qtr 2
2.000	D5015 260 1950	Panelboard, 225 A and above, annualized	113.92	135.42	200		FMR	2008 Qtr 2
1.000	D5015 280 1950	Motor control center, over 400 A, annualized	53.91	64.15	200		FMR	2008 Qtr 2
1.000	D5035 610 1950	Central clock systems, annualized	76.88	96.23	200		FMR	2008 Qtr 2
1.000	D5095 250 1950	Light, emergency, hardwired system, annualized	14.25	17.87	200		FMR	2008 Qtr 2
			\$6,907.91	\$8,242.41				

FAC 1713 Sustainment by Year - Terminal Cutoff Applied

