

FAC 7331 Exchange Eating Facility

RUC: \$206.36 SF

Source: USACE PAX Newsletter 3.2.2 dated 20 Mar 09
CC 74012
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: \$5.60 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 7331-Exchange Eating Facility
CostWorks 2008 Quarter 2

Design Life= 50
Average S.F= 3,019

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
Replace terra cotta wall - 1st floor	50	2 Bric	18.700	C.S.F.	24,453.24	28,557.33	2008 Qtr 2	1	0	\$ -
Replace glass - 1st floor (1% of glass)	1	1 Carp	2.880	S.F.	26.06	30.59	2008 Qtr 2	50	50	\$ 1,529.28
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	1 Carp	56.000	Ea.	6,437.76	7,627.20	2008 Qtr 2	2	2	\$ 15,254.40
Replace 2'-0" x 3'-0" aluminum window - 1st floor	50	1 Carp	56.000	Ea.	24,561.60	28,727.44	2008 Qtr 2	1	0	\$ -
Repair glazed wood doors	12	1 Carp	3.000	Ea.	1,241.82	1,472.04	2008 Qtr 2	4	3	\$ 4,416.12
Replace 3'-0" x 7'-0" glazed wood door	40	1 Carp	3.000	Ea.	4,181.25	4,839.18	2008 Qtr 2	1	1	\$ 4,839.18
Refinish glazed wood doors	4	1 Pord	3.000	Ea.	246.69	301.08	2008 Qtr 2	12	12	\$ 3,612.96
Replace insulating glass - (8% of glass)	1	1 Carp	5.040	S.F.	183.81	215.36	2008 Qtr 2	50	50	\$ 10,767.96
Repair steel, painted, door	14	1 Carp	2.000	Ea.	1,164.88	1,372.72	2008 Qtr 2	3	3	\$ 4,118.16
Refinish 3'-0" x 7'-0" steel, painted, door	4	1 Pord	2.000	Ea.	65.82	80.62	2008 Qtr 2	12	12	\$ 967.44
Replace 3'-0" x 7'-0" steel, painted, door	45	1 Carp	2.000	Ea.	1,064.16	1,240.08	2008 Qtr 2	1	1	\$ 1,240.08
Visual inspection tile steep roofing	3	2 Rofc	3.670	M.S.F.	65.14	78.54	2008 Qtr 2	16	16	\$ 1,256.61
Total roof replacement tile steep roofing	70	2 Rofc	36.700	Sq.	47,716.61	54,862.83	2008 Qtr 2	0	0	\$ -
Minor tile repairs - (2% of roof area) tile steep roofing	20	2 Rofc	73.400	S.F.	921.17	1,063.57	2008 Qtr 2	2	2	\$ 2,127.13
Flashing repairs - (2 S.F. per sq. repaired) tile steep roofing	5	2 Rofc	1.468	S.F.	53.66	63.67	2008 Qtr 2	10	10	\$ 636.67
Repair solid core wood door interior	11	1 Carp	13.000	Ea.	2,180.75	2,575.82	2008 Qtr 2	4	4	\$ 10,303.28
Refinish 3'-0" x 7'-0" solid core wood door interior	4	1 Pord	13.000	Ea.	548.86	675.74	2008 Qtr 2	12	12	\$ 8,108.88
Replace 3'-0" x 7'-0" solid core wood door interior	40	1 Carp	13.000	Ea.	4,767.10	5,526.56	2008 Qtr 2	1	1	\$ 5,526.56
Replace 4" x 4" thin set ceramic tile	75	1 Tilf	2.420	C.S.F.	1,986.07	2,406.76	2008 Qtr 2	0	0	\$ -
Repair 4" x 4" thin set ceramic tile - (2% of walls)	10	1 Tilf	0.050	C.S.F.	37.70	45.62	2008 Qtr 2	5	5	\$ 228.09
Refinish drywall	8	1 Pord	921.000	S.F.	552.60	681.54	2008 Qtr 2	6	6	\$ 4,089.24
Replace 5/8" drywall	75	2 Carp	921.000	S.F.	2,053.83	2,477.49	2008 Qtr 2	0	0	\$ -
Repair 5/8" drywall - (2% of walls)	20	1 Carp	18.420	S.F.	29.29	35.18	2008 Qtr 2	2	2	\$ 70.36
Replace medium weight vinyl wall covering	15	1 Pord	45.700	C.S.F.	13,200.45	15,967.12	2008 Qtr 2	3	3	\$ 47,901.37
Repair med. wt. vinyl wall covering - (2% of walls)	1	1 Pord	0.914	C.S.F.	203.13	244.23	2008 Qtr 2	50	50	\$ 12,211.50
Refinish concrete floor finished	25	2 Cefi	3.770	C.S.F.	1,317.39	1,586.00	2008 Qtr 2	2	1	\$ 1,586.00
Replace quarry tile floor	50	2 Tilf	2,642.000	S.F.	35,746.26	42,773.98	2008 Qtr 2	1	0	\$ -
Quarry tile floor repairs - (2% of floors)	15	1 Tilf	52.840	S.F.	326.55	406.87	2008 Qtr 2	3	3	\$ 1,220.60
Replace acoustic tile ceiling, fire-rated	20	1 Carp	9.060	C.S.F.	3,652.54	4,339.74	2008 Qtr 2	2	2	\$ 8,679.48
Refinish wood ceiling	6	1 Pord	27.700	C.S.F.	2,833.99	3,486.88	2008 Qtr 2	8	8	\$ 27,895.01
Replace wood ceiling	50	2 Carp	27.700	C.S.F.	17,506.40	20,776.66	2008 Qtr 2	1	0	\$ -
Repair wood ceiling - (2% of ceilings)	10	1 Carp	0.554	C.S.F.	345.09	409.31	2008 Qtr 2	5	5	\$ 2,046.53
Check / minor repairs drinking fountain	1	1 Plum	1.000	Ea.	37.58	47.34	2008 Qtr 2	50	50	\$ 2,367.00
Repair internal leaks drinking fountain	4	1 Plum	1.000	Ea.	35.14	43.43	2008 Qtr 2	12	12	\$ 521.16
Correct water pressure drinking fountain	2	1 Plum	1.000	Ea.	32.21	40.50	2008 Qtr 2	25	25	\$ 1,012.50
Replace refrigerant drinking fountain	2	1 Plum	1.000	Ea.	15.84	18.86	2008 Qtr 2	25	25	\$ 471.50

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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
Repair drain leak drinking fountain	4	1 Plum	1.000	Ea.	22.63	27.03	2008 Qtr 2	12	12	\$ 324.36
Replace fountain drinking fountain	10	2 Plum	1.000	Ea.	1,005.84	1,193.57	2008 Qtr 2	5	5	\$ 5,967.85
Replace washer in spud connection lavatory, vitreous china	7	1 Plum	8.000	Ea.	192.08	226.64	2008 Qtr 2	7	7	\$ 1,586.48
Replace washer in faucet lavatory, vitreous china	2	1 Plum	8.000	Ea.	78.80	98.32	2008 Qtr 2	25	25	\$ 2,458.00
Replace faucets lavatory, vitreous china	10	1 Plum	8.000	Ea.	987.92	1,192.48	2008 Qtr 2	5	5	\$ 5,962.40
Clean out strainer and P trap lavatory, vitreous china	2	1 Plum	8.000	Ea.	216.32	268.56	2008 Qtr 2	25	25	\$ 6,714.00
Replace lavatory, vitreous china	35	2 Plum	8.000	Ea.	4,241.52	5,085.60	2008 Qtr 2	1	1	\$ 5,085.60
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 faucet washer sink, stainless steel	2	1 Plum	2.000	Ea.	19.58	24.38	2008 Qtr 2	25	25	\$ 609.50
Clean trap sink, stainless steel	3	1 Plum	2.000	Ea.	13.20	16.50	2008 Qtr 2	16	16	\$ 264.00
Replace faucets sink, stainless steel	10	1 Plum	2.000	Ea.	246.98	298.12	2008 Qtr 2	5	5	\$ 1,490.60
Unstop sink, stainless steel	2	1 Plum	2.000	Ea.	64.42	81.00	2008 Qtr 2	25	25	\$ 2,025.00
Replace sink, stainless steel	40	2 Plum	2.000	Ea.	1,603.40	1,884.34	2008 Qtr 2	1	1	\$ 1,884.34
Replace flush valve diaphragm tankless water closet	10	1 Plum	7.000	Ea.	495.18	581.42	2008 Qtr 2	5	5	\$ 2,907.10
Rebuild flush valve tankless water closet	20	1 Plum	7.000	Ea.	923.86	1,120.07	2008 Qtr 2	2	2	\$ 2,240.14
Unplug clogged line tankless water closet	5	1 Plum	7.000	Ea.	1,177.82	1,471.26	2008 Qtr 2	10	10	\$ 14,712.60
Replace tankless water closet	35	2 Plum	7.000	Ea.	3,836.00	4,538.52	2008 Qtr 2	1	1	\$ 4,538.52
Replace tankless flush valve	25	1 Plum	7.000	Ea.	1,466.50	1,717.59	2008 Qtr 2	2	1	\$ 1,717.59
Replace wax ring gasket tankless water closet	5	1 Plum	7.000	Ea.	766.99	960.40	2008 Qtr 2	10	10	\$ 9,604.00
Replace flush valve diaphragm urinal	7	1 Plum	2.000	Ea.	141.48	166.12	2008 Qtr 2	7	7	\$ 1,162.84
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	10	10	\$ 2,798.20
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	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	1,000.000	L.F.	17,720.00	21,480.00	2008 Qtr 2	2	2	\$ 42,960.00
Replace pipe and fittings, copper 2"	25	2 Plum	700.000	L.F.	28,567.00	34,377.00	2008 Qtr 2	2	1	\$ 34,377.00
Remove old insulation & replace with new, pipe 3/4", wall 1"	15	1 Plum	1,000.000	L.F.	7,010.00	8,540.00	2008 Qtr 2	3	3	\$ 25,620.00
Overhaul water heater, gas / oil, 70 gallon	5	1 Plum	1.000	Ea.	126.58	158.02	2008 Qtr 2	10	10	\$ 1,580.20
Clean & service water heater, gas / oil, 70 gallon	1	1 Plum	1.000	Ea.	151.28	188.37	2008 Qtr 2	50	50	\$ 9,418.50
Replace water heater, gas / oil, 70 gallon	12	2 Plum	1.000	Ea.	2,468.08	2,857.11	2008 Qtr 2	4	3	\$ 8,571.33

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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
Unclog main drain pipe & fittings, cast iron	10	1 Plum	1.000	Ea.	35.62	44.41	2008 Qtr 2	5	5	\$ 222.05
Replace pipe & fittings, cast iron	40	2 Plum	600.000	L.F.	25,140.00	30,420.00	2008 Qtr 2	1	1	\$ 30,420.00
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	5	5	\$ 720.70
Replace pipe, 4" pipe and fittings, PVC	30	2 Plum	260.000	L.F.	15,392.00	19,029.40	2008 Qtr 2	1	1	\$ 19,029.40
Replace roof mounted exhaust fan, 8500 CFM exhaust fan	20	Q20	1.000	Ea.	2,619.48	3,050.64	2008 Qtr 2	2	2	\$ 6,101.28
Repair single zone rt. unit, 5 ton	10	2 Stpi	1.000	Ea.	1,929.71	2,314.56	2008 Qtr 2	5	5	\$ 11,572.80
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
Replace sprinkler head	20	1 Plum	15.000	Ea.	955.20	1,176.90	2008 Qtr 2	2	2	\$ 2,353.80
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	1	1 Plum	1.000	Ea.	598.06	715.83	2008 Qtr 2	50	50	\$ 35,791.50
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 safety switch gen., 2 pole	8	1 Elec	3.000	Ea.	85.50	106.89	2008 Qtr 2	6	6	\$ 641.34
Maintenance and inspection safety switch, 2 pole	1	1 Elec	3.000	Ea.	85.50	106.89	2008 Qtr 2	50	50	\$ 5,344.50
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	37.000	Ea.	3,684.46	4,442.96	2008 Qtr 2	5	5	\$ 22,214.80
Replace lamps (2 lamps) fluorescent lighting fixture, 80 W	10	1 Elec	37.000	Ea.	941.28	1,153.66	2008 Qtr 2	5	5	\$ 5,768.30
Maintenance and repair receptacles and plugs	20	1 Elec	35.000	Ea.	1,088.15	1,355.55	2008 Qtr 2	2	2	\$ 2,711.10
Replace receptacle/plug receptacles and plugs	20	1 Elec	35.000	Ea.	1,846.60	2,254.70	2008 Qtr 2	2	2	\$ 4,509.40
Maintenance and repair wiring devices, switches	10	1 Elec	9.000	Ea.	279.81	348.57	2008 Qtr 2	5	5	\$ 1,742.85
Replace switch wiring devices, switches	15	1 Elec	9.000	Ea.	460.89	561.15	2008 Qtr 2	3	3	\$ 1,683.45
Check and repair manual pull station	10	1 Elec	2.000	Ea.	138.42	169.74	2008 Qtr 2	5	5	\$ 848.70
Replace manual pull station	15	1 Elec	2.000	Ea.	251.48	303.78	2008 Qtr 2	3	3	\$ 911.34
Repair smoke detector	10	1 Elec	6.000	Ea.	229.14	282.00	2008 Qtr 2	5	5	\$ 1,410.00
Check operation smoke detector	1	1 Elec	6.000	Ea.	68.40	85.80	2008 Qtr 2	50	50	\$ 4,290.00
Replace smoke detector	15	1 Elec	6.000	Ea.	1,137.30	1,361.94	2008 Qtr 2	3	3	\$ 4,085.82
Install new 4" gasket, 1 per M.L.F. natural gas, steel/iron	30	1 Stpi	1.000	Ea.	157.52	195.63	2008 Qtr 2	1	1	\$ 195.63
Replace 10' of buried 4" diam steel pipe/M.L.F. natural gas	12	B35	20.000	Ea.	15,936.40	19,143.80	2008 Qtr 2	4	3	\$ 57,431.40

\$366,337.38 \$435,914.92

MR Subtotal \$ 682,663.30

MR Per Year \$ 13,653.27

PM Per Year \$ 3,782.25

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Subtotal \$ 17,435.52

Total Per Unit \$ 5.78

CostWorks 2009 Quarter 1 - FAC 7331-Exchange Eating Facility

Qty	Assembly Number	Description	Total In-House	Total Incl. O&P	Zip Code	Prefix	Type	Release
18.000	B2035 225 1950	Door, emergency egress, swinging, annualized	891.18	1,035.18	200		FMR	2008 Qtr 2
2.000	D2015 100 1950	Urinals, annualized	25.86	32.30	200		FMR	2008 Qtr 2
7.000	D2015 100 2950	Toilet (vacuum breaker type), annualized	90.51	113.05	200		FMR	2008 Qtr 2
8.000	D2015 100 4950	Lavatories, annualized	197.44	240.64	200		FMR	2008 Qtr 2
1.000	D2015 800 1950	Drink fountain, annualized	49.50	59.36	200		FMR	2008 Qtr 2
1.000	D2025 260 1950	Water heater, gas, to 120 gal., annualized	156.50	189.02	200		FMR	2008 Qtr 2
1.000	D3045 210 2950	Fan, axial, 5,000 to 10,000 CFM, annualized	72.50	89.13	200		FMR	2008 Qtr 2
2.000	D3045 250 1950	Hood and blower, annualized	414.96	492.04	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	D4015 150 1950	Extinguishing system, wet pipe, annualized	806.79	983.35	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	D5015 280 1950	Motor control center, over 400 A, annualized	53.91	64.15	200		FMR	2008 Qtr 2
1.000	E1095 382 1950	Refrigerator freezer, walk-in box w/external conden	118.76	141.87	200		FMR	2008 Qtr 2
			\$3,161.47	\$3,782.25				

FAC 7331 Sustainment by Year - Terminal Cutoff Applied

