

FAC 1445 Working Animal Support Building

RUC: \$103.74 SF

Source: Marshall and Swift Section 15/27
Class C (Good), includes runs
In V12, Tri-Service and USACE PAX Newsletter values were updated while all othr
values were inflated only.

SUC: \$4.53 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 1445 Working Animal Support Building
CostWorks 2008 Quarter 2

Design Life= 40
Average S.F.= 1,592

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 ocurence 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	Occurences In Design Life	Adjusted Occurences	Terminal Cutoff
Point & refinish block wall - 1st floor	25	1 Bric	19.100	C.S.F.	7,095.46	8,711.51	2008 Qtr 2	1	1	\$ 8,711.51
Point & refinish block wall - 2nd floor	25	1 Bric	17.700	C.S.F.	7,748.71	9,505.43	2008 Qtr 2	1	1	\$ 9,505.43
Replace glass - 1st floor (1% of glass)	1	1 Carp	0.100	S.F.	0.91	1.06	2008 Qtr 2	40	40	\$ 42.48
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	1 Carp	2.000	Ea.	229.92	272.40	2008 Qtr 2	2	1	\$ 272.40
Replace 2'-0" x 3'-0" aluminum window - 1st floor	50	1 Carp	2.000	Ea.	877.20	1,025.98	2008 Qtr 2	0	0	\$ -
Repair 12' x 12' steel roll-up door	10	1 Carp	1.000	Ea.	832.61	964.54	2008 Qtr 2	4	3	\$ 2,893.62
Refinish 12' x 12' steel roll-up door	12	1 Pord	1.000	Ea.	168.83	205.54	2008 Qtr 2	3	3	\$ 616.62
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	2	2	\$ 1,372.72
Refinish 3'-0" x 7'-0" steel, painted, door	12	1 Pord	1.000	Ea.	32.91	40.31	2008 Qtr 2	3	3	\$ 120.93
Replace 3'-0" x 7'-0" steel, painted, door	45	1 Carp	1.000	Ea.	532.08	620.04	2008 Qtr 2	0	0	\$ -
Debris removal and visual inspection built-up roofing	0.5	2 Rofc	1.500	M.S.F.	44.01	53.03	2008 Qtr 2	80	80	\$ 4,242.00
Non-destructive moisture inspection built-up roofing	5	2 Rofc	1.500	M.S.F.	136.17	164.70	2008 Qtr 2	8	8	\$ 1,317.60
Minor membrane repairs - (2% of roof area) built-up roofing	1	G5	0.300	Sq.	103.36	122.11	2008 Qtr 2	40	40	\$ 4,884.48
Flashing repairs - (2 S.F. per sq. repaired) built-up roofing	5	2 Rofc	0.600	S.F.	2.02	2.40	2008 Qtr 2	8	8	\$ 19.20
Minor membrane replacement - (25% of roof area) built-up roofing	15	G5	3.900	Sq.	2,318.28	2,765.41	2008 Qtr 2	2	2	\$ 5,530.82
Place new membrane over existing built-up roofing	20	G5	15.900	Sq.	5,475.48	6,471.94	2008 Qtr 2	2	1	\$ 6,471.94
Total roof replacement built-up roofing	28	G1	15.900	Sq.	9,075.40	10,747.61	2008 Qtr 2	1	1	\$ 10,747.61
Repair steel painted interior door	14	1 Carp	1.000	Ea.	167.75	198.14	2008 Qtr 2	2	2	\$ 396.28
Refinish 3'-0" x 7'-0" steel painted interior door	12	1 Pord	1.000	Ea.	49.40	60.82	2008 Qtr 2	3	3	\$ 182.46
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	3	3	\$ 1,783.26
Refinish 3'-0" x 7'-0" solid core wood door interior	12	1 Pord	3.000	Ea.	126.66	155.94	2008 Qtr 2	3	3	\$ 467.82
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	0	\$ -
Repair 8" concrete block wall - (2% of walls) painted	25	1 Bric	0.800	C.S.F.	808.97	971.22	2008 Qtr 2	1	1	\$ 971.22
Refinish concrete block wall painted	4	1 Pord	44.200	C.S.F.	4,294.91	5,221.35	2008 Qtr 2	10	10	\$ 52,213.46
Replace 8" concrete block wall painted	75	2 Bric	44.200	C.S.F.	47,639.20	57,291.60	2008 Qtr 2	0	0	\$ -
Repair 5/8" drywall - (2% of walls)	20	1 Carp	16.000	S.F.	25.44	30.56	2008 Qtr 2	2	1	\$ 30.56
Replace 5/8" drywall	75	2 Carp	803.000	S.F.	1,790.69	2,160.07	2008 Qtr 2	0	0	\$ -
Replace carpet	12	2 Tilf	14.100	S.Y.	636.33	735.17	2008 Qtr 2	3	3	\$ 2,205.52
Refinish concrete floor finished	25	2 Cefi	14.000	C.S.F.	4,892.16	5,889.66	2008 Qtr 2	1	1	\$ 5,889.66
Replace vinyl floor	18	1 Tilf	6.600	S.Y.	315.15	384.78	2008 Qtr 2	2	2	\$ 769.56
Acoustic tile repairs - (2% of ceilings)	9	1 Carp	0.020	C.S.F.	8.93	10.63	2008 Qtr 2	4	4	\$ 42.53
Replace acoustic tile ceiling, fire-rated	20	1 Carp	1.200	C.S.F.	483.78	574.80	2008 Qtr 2	2	1	\$ 574.80
Repair sheetrock ceiling - (2% of ceilings)	20	1 Carp	0.010	C.S.F.	3.49	4.26	2008 Qtr 2	2	1	\$ 4.26
Refinish sheetrock ceiling	20	1 Pord	0.600	C.S.F.	75.40	93.17	2008 Qtr 2	2	1	\$ 93.17
Replace sheetrock ceiling	40	2 Carp	0.600	C.S.F.	215.00	262.51	2008 Qtr 2	1	0	\$ -
Check / minor repairs drinking fountain	1	1 Plum	1.000	Ea.	37.58	47.34	2008 Qtr 2	40	40	\$ 1,893.60
Repair internal leaks drinking fountain	4	1 Plum	1.000	Ea.	35.14	43.43	2008 Qtr 2	10	10	\$ 434.30

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CostWorks 2008 Quarter 2

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C.S.F=100 S.F; MSF=1000 S.F
Sq=100 S.F; M.L.F=1000 L.F

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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
Correct water pressure drinking fountain	2	1 Plum	1.000	Ea.	32.21	40.50	2008 Qtr 2	20	20	\$ 810.00
Replace refrigerant drinking fountain	2	1 Plum	1.000	Ea.	15.84	18.86	2008 Qtr 2	20	20	\$ 377.20
Repair drain leak drinking fountain	4	1 Plum	1.000	Ea.	22.63	27.03	2008 Qtr 2	10	10	\$ 270.30
Replace fountain drinking fountain	10	2 Plum	1.000	Ea.	1,005.84	1,193.57	2008 Qtr 2	4	3	\$ 3,580.71
Replace washer in spud connection lavatory, vitreous china	7	1 Plum	1.000	Ea.	24.01	28.33	2008 Qtr 2	5	5	\$ 141.65
Replace washer in faucet lavatory, vitreous china	2	1 Plum	1.000	Ea.	9.85	12.29	2008 Qtr 2	20	20	\$ 245.80
Replace faucets lavatory, vitreous china	10	1 Plum	1.000	Ea.	123.49	149.06	2008 Qtr 2	4	3	\$ 447.18
Clean out strainer and P trap lavatory, vitreous china	2	1 Plum	1.000	Ea.	27.04	33.57	2008 Qtr 2	20	20	\$ 671.40
Replace lavatory, vitreous china	35	2 Plum	1.000	Ea.	530.19	635.70	2008 Qtr 2	1	1	\$ 635.70
Replace faucet washer sink, iron enamel	2	1 Plum	1.000	Ea.	9.79	12.19	2008 Qtr 2	20	20	\$ 243.80
Clean trap sink, iron enamel	3	1 Plum	1.000	Ea.	6.60	8.25	2008 Qtr 2	13	13	\$ 107.25
Replace faucets sink, iron enamel	10	1 Plum	1.000	Ea.	123.49	149.06	2008 Qtr 2	4	3	\$ 447.18
Unstop sink sink, iron enamel	2	1 Plum	1.000	Ea.	32.21	40.50	2008 Qtr 2	20	20	\$ 810.00
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	1.000	Ea.	70.74	83.06	2008 Qtr 2	4	3	\$ 249.18
Rebuild flush valve tankless water closet	20	1 Plum	1.000	Ea.	131.98	160.01	2008 Qtr 2	2	1	\$ 160.01
Unplug clogged line tankless water closet	5	1 Plum	1.000	Ea.	168.26	210.18	2008 Qtr 2	8	8	\$ 1,681.44
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	1	1	\$ 245.37
Replace wax ring gasket tankless water closet	5	1 Plum	1.000	Ea.	109.57	137.20	2008 Qtr 2	8	8	\$ 1,097.60
Replace flush valve diaphragm urinal	7	1 Plum	2.000	Ea.	141.48	166.12	2008 Qtr 2	5	5	\$ 830.60
Rebuild flush valve urinal	20	1 Plum	2.000	Ea.	263.96	320.02	2008 Qtr 2	2	1	\$ 320.02
Unplug line urinal	5	1 Plum	2.000	Ea.	224.28	279.82	2008 Qtr 2	8	8	\$ 2,238.56
Replace wall-hung urinal	35	2 Plum	2.000	Ea.	1,683.26	2,013.14	2008 Qtr 2	1	1	\$ 2,013.14
Repair damaged pipe insulation, fiberglass 3/4"	5	Q14	4.000	Ea.	62.88	76.72	2008 Qtr 2	8	8	\$ 613.76
Repair damaged pipe insulation, fiberglass 2"	5	Q14	2.000	Ea.	36.92	45.06	2008 Qtr 2	8	8	\$ 360.48
Replace pipe insulation, fiberglass 3/4"	5	Q14	0.030	M.L.F.	188.67	229.84	2008 Qtr 2	8	8	\$ 1,838.71
Replace pipe insulation, fiberglass 2"	5	Q14	0.010	M.L.F.	74.26	90.69	2008 Qtr 2	8	8	\$ 725.53
Replace pipe and fittings, copper 3/4"	20	2 Plum	32.000	L.F.	567.04	687.36	2008 Qtr 2	2	1	\$ 687.36
Replace pipe and fittings, copper 2"	25	2 Plum	16.000	L.F.	652.96	785.76	2008 Qtr 2	1	1	\$ 785.76
Drain and flush water heater, electric, 120 gallon	7	1 Plum	1.000	Ea.	226.43	283.04	2008 Qtr 2	5	5	\$ 1,415.20
Check operation water heater, electric, 120 gallon	3	1 Plum	1.000	Ea.	1.98	2.48	2008 Qtr 2	13	13	\$ 32.24
Replace water heater, electric, 120 gallon	15	2 Plum	1.000	Ea.	9,192.45	10,543.79	2008 Qtr 2	2	2	\$ 21,087.58
Unclog floor drain, PVC	20	1 Plum	1.000	Ea.	37.09	45.87	2008 Qtr 2	2	1	\$ 45.87
Repair joint pipe and fittings, PVC	10	1 Plum	2.000	Ea.	231.88	288.28	2008 Qtr 2	4	3	\$ 864.84
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	40	40	\$ 1,426.80
Replace drain: roof, scupper, area	40	1 Plum	1.000	Ea.	398.34	468.14	2008 Qtr 2	1	0	\$ -
Replace roof mounted exhaust fan, 8500 CFM exhaust fan	20	Q20	1.000	Ea.	2,619.48	3,050.64	2008 Qtr 2	2	1	\$ 3,050.64

FAC 1445 Working Animal Support Building
CostWorks 2008 Quarter 2

Design Life= 40		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 10%				
Average S.F= 1,592		Sq=100 S.F; M.L.F=1000 L.F		from R.S. Means CostWorks		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 single zone rt. unit, 5 ton	10	2 Stpi	1.000	Ea.	1,929.71	2,314.56	2008 Qtr 2	4	3	\$ 6,943.68
Replace single zone rt. unit, 5 ton	15	Q5	1.000	Ea.	7,276.88	8,588.60	2008 Qtr 2	2	2	\$ 17,177.20
Maintenance and repair standard suspended heater	2	1 Elec	1.000	Ea.	92.59	108.67	2008 Qtr 2	20	20	\$ 2,173.40
Maintenance and inspection standard suspended heater	0.5	1 Elec	1.000	Ea.	62.46	78.08	2008 Qtr 2	80	80	\$ 6,246.40
Replace heater standard suspended heater	15	1 Elec	1.000	Ea.	725.40	849.67	2008 Qtr 2	2	2	\$ 1,699.34
Inspect sprinkler system	1	1 Plum	1.000	Ea.	26.55	32.89	2008 Qtr 2	40	40	\$ 1,315.60
Replace sprinkler head	20	1 Plum	17.000	Ea.	1,082.56	1,333.82	2008 Qtr 2	2	1	\$ 1,333.82
Replace fire alarm bell, 6"	20	1 Elec	1.000	Ea.	142.28	171.51	2008 Qtr 2	2	1	\$ 171.51
Repair failed breaker, 3 pole circuit breaker	4	1 Elec	1.000	Ea.	525.04	607.28	2008 Qtr 2	10	10	\$ 6,072.80
Maintenance and inspection C.B., 3 pole circuit breaker	0.33	1 Elec	1.000	Ea.	22.91	28.50	2008 Qtr 2	121	121	\$ 3,448.50
Replace C.B. enclosed, 600 V, 3 pole circuit breaker	12	1 Elec	1.000	Ea.	993.60	1,158.09	2008 Qtr 2	3	3	\$ 3,474.27
Maintenance and inspection lighting panel, indoor	3	1 Elec	1.000	Ea.	28.50	35.63	2008 Qtr 2	13	13	\$ 463.19
Replace fluor. ballast for fluorescent lighting fixture, 80 W	10	1 Elec	24.000	Ea.	2,389.92	2,881.92	2008 Qtr 2	4	3	\$ 8,645.76
Replace lamps (2 lamps) fluorescent lighting fixture, 80 W	10	1 Elec	24.000	Ea.	610.56	748.32	2008 Qtr 2	4	3	\$ 2,244.96
Replace fixture fluorescent lighting fixture, 80 W	20	1 Elec	24.000	Ea.	4,273.92	5,162.64	2008 Qtr 2	2	1	\$ 5,162.64
Maintenance and repair receptacles and plugs	20	1 Elec	35.000	Ea.	1,088.15	1,355.55	2008 Qtr 2	2	1	\$ 1,355.55
Replace receptacle/plug receptacles and plugs	20	1 Elec	35.000	Ea.	1,846.60	2,254.70	2008 Qtr 2	2	1	\$ 2,254.70
Maintenance and repair wiring devices, switches	10	1 Elec	9.000	Ea.	279.81	348.57	2008 Qtr 2	4	3	\$ 1,045.71
Replace switch wiring devices, switches	15	1 Elec	9.000	Ea.	460.89	561.15	2008 Qtr 2	2	2	\$ 1,122.30
Check and repair manual pull station	10	1 Elec	2.000	Ea.	138.42	169.74	2008 Qtr 2	4	3	\$ 509.22
Replace manual pull station	15	1 Elec	2.000	Ea.	251.48	303.78	2008 Qtr 2	2	2	\$ 607.56
Repair smoke detector	10	1 Elec	3.000	Ea.	114.57	141.00	2008 Qtr 2	4	3	\$ 423.00
Check operation smoke detector	1	1 Elec	3.000	Ea.	34.20	42.90	2008 Qtr 2	40	40	\$ 1,716.00
Replace smoke detector	15	1 Elec	3.000	Ea.	568.65	680.97	2008 Qtr 2	2	2	\$ 1,361.94
					\$159,919.25	\$191,804.86				
									MR Subtotal	\$ 272,023.33
									MR Per Year	\$ 6,800.58
									PM Per Year	\$654.69
									Subtotal	\$ 7,455.27
									Total Per Unit	\$ 4.68

CostWorks 2009 Quarter 1 - FAC 1445 Working Animal Support Building

Qty	Assembly Number	Description	Total In-House	Total Incl. O&P	Zip Code Prefix	Type	Release
1.000	D3045 160 1950	VAV Boxes, annualized	61.31	76.00	200	FMR	2008 Qtr 2
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 800 1950	Drink fountain, annualized	49.50	59.36	200	FMR	2008 Qtr 2
1.000	D2015 100 4950	Lavatories, annualized	24.68	30.08	200	FMR	2008 Qtr 2
1.000	D2015 100 2950	Toilet (vacuum breaker type), annualized	12.93	16.15	200	FMR	2008 Qtr 2
2.000	D2015 100 1950	Urinals, annualized	25.86	32.30	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
			\$542.03	\$654.69			

FAC 1445 Sustainment by Year - Terminal Cutoff Applied

