

## **FAC 1731 Range Support Building**

RUC: \$156.39 SF

Source: USACE PAX Newsletter 3.2.2 dated 20 Mar 09  
CC 17122  
Deflated to FY-09 using Appendix C  
In V12, Tri-Service and USACE PAX Newsletter values were updated while  
all other values were inflated only.

SUC: \$2.65 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 1731-Range Support Building**  
**CostWorks 2008 Quarter 2**

Design Life= 40  
Average S.F= 1,060

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 & finish wood clapboards - 1st floor	25	1 Carp	17.430	C.S.F.	11,493.52	13,618.41	2008 Qtr 2	1	1	\$ 13,618.41
Replace & finish wood clapboards - 2nd floor	25	1 Carp	16.430	C.S.F.	14,730.81	17,464.27	2008 Qtr 2	1	1	\$ 17,464.27
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	1 Carp	12.000	Ea.	1,379.52	1,634.40	2008 Qtr 2	2	1	\$ 1,634.40
Replace 2'-0" x 3'-0" aluminum window - 1st floor	50	1 Carp	12.000	Ea.	5,263.20	6,155.88	2008 Qtr 2	0	0	\$ -
Replace glass - 1st floor (1% of glass)	1	1 Carp	0.720	S.F.	6.52	7.65	2008 Qtr 2	40	40	\$ 305.86
Replace glass - 2nd floor (1% of glass)	1	1 Carp	0.720	S.F.	62.93	77.08	2008 Qtr 2	40	40	\$ 3,083.04
Repair 2'-0" x 3'-0" aluminum window - 2nd floor	20	1 Carp	12.000	Ea.	1,844.40	2,213.04	2008 Qtr 2	2	1	\$ 2,213.04
Replace 2'-0" x 3'-0" aluminum window - 2nd floor	50	1 Carp	12.000	Ea.	5,728.20	6,734.52	2008 Qtr 2	0	0	\$ -
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	4	1 Pord	1.000	Ea.	32.91	40.31	2008 Qtr 2	10	10	\$ 403.10
Replace 3'-0" x 7'-0" steel, painted, door	45	1 Carp	1.000	Ea.	532.08	620.04	2008 Qtr 2	0	0	\$ -
Replace tempered glass - (3% of glass)	1	1 Carp	0.630	S.F.	12.16	14.46	2008 Qtr 2	40	40	\$ 578.59
Debris removal by hand & visual inspection shingles	1	2 Rofc	0.928	M.S.F.	16.47	19.86	2008 Qtr 2	40	40	\$ 794.37
Removal and replacement of shingles shingles	40	2 Rofc	9.280	Sq.	2,348.77	2,809.80	2008 Qtr 2	1	0	\$ -
Minor asphalt shingle repair - (2% of roof area) shingles	5	2 Rofc	0.185	S.F.	0.64	0.77	2008 Qtr 2	8	8	\$ 6.13
Flashing repairs - (2 S.F. per sq. repaired) shingles	5	2 Rofc	0.371	S.F.	4.33	5.16	2008 Qtr 2	8	8	\$ 41.26
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	4	1 Pord	1.000	Ea.	49.40	60.82	2008 Qtr 2	10	10	\$ 608.20
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	6.000	Ea.	1,006.50	1,188.84	2008 Qtr 2	3	3	\$ 3,566.52
Refinish 3'-0" x 7'-0" solid core wood door interior	4	1 Pord	6.000	Ea.	253.32	311.88	2008 Qtr 2	10	10	\$ 3,118.80
Replace 3'-0" x 7'-0" solid core wood door interior	40	1 Carp	6.000	Ea.	2,200.20	2,550.72	2008 Qtr 2	1	0	\$ -
Repair concrete steps	15	1 Cefi	2.000	S.F.	33.98	39.56	2008 Qtr 2	2	2	\$ 79.12
Replace concrete steps	100	2 Cefi	2.000	S.F.	99.02	120.18	2008 Qtr 2	0	0	\$ -
Replace metal stair railing interior	45	2 Sswk	5.000	L.F.	179.35	207.20	2008 Qtr 2	0	0	\$ -
Refinish drywall	8	1 Pord	5,360.000	S.F.	3,216.00	3,966.40	2008 Qtr 2	5	5	\$ 19,832.00
Replace 5/8" drywall	75	2 Carp	5,360.000	S.F.	11,952.80	14,418.40	2008 Qtr 2	0	0	\$ -
Repair 5/8" drywall - (2% of walls)	20	1 Carp	107.200	S.F.	170.45	204.75	2008 Qtr 2	2	1	\$ 204.75
Refinish concrete floor finished	25	2 Cefi	10.590	C.S.F.	3,700.57	4,455.11	2008 Qtr 2	1	1	\$ 4,455.11
Refinish sheetrock ceiling	20	1 Pord	3.590	C.S.F.	451.16	557.49	2008 Qtr 2	2	1	\$ 557.49
Replace sheetrock ceiling	40	2 Carp	3.590	C.S.F.	1,286.40	1,570.66	2008 Qtr 2	1	0	\$ -
Repair sheetrock ceiling - (2% of ceilings)	20	1 Carp	0.071	C.S.F.	24.80	30.27	2008 Qtr 2	2	1	\$ 30.27
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
Replace fluor. ballast for fluorescent lighting fixture, 80 W	10	1 Elec	10.000	Ea.	995.80	1,200.80	2008 Qtr 2	4	3	\$ 3,602.40

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Replace lamps (2 lamps) fluorescent lighting fixture, 80 W	10	1 Elec	10.000	Ea.	254.40	311.80	2008 Qtr 2	4	3	\$ 935.40
Maintenance and repair receptacles and plugs	20	1 Elec	25.000	Ea.	777.25	968.25	2008 Qtr 2	2	1	\$ 968.25
Replace receptacle/plug receptacles and plugs	20	1 Elec	25.000	Ea.	1,319.00	1,610.50	2008 Qtr 2	2	1	\$ 1,610.50
Maintenance and repair wiring devices, switches	10	1 Elec	20.000	Ea.	621.80	774.60	2008 Qtr 2	4	3	\$ 2,323.80
Replace switch wiring devices, switches	15	1 Elec	20.000	Ea.	1,024.20	1,247.00	2008 Qtr 2	2	2	\$ 2,494.00
Repair smoke detector	10	1 Elec	2.000	Ea.	76.38	94.00	2008 Qtr 2	4	3	\$ 282.00
Check operation smoke detector	1	1 Elec	2.000	Ea.	22.80	28.60	2008 Qtr 2	40	40	\$ 1,144.00
Replace smoke detector	15	1 Elec	2.000	Ea.	379.10	453.98	2008 Qtr 2	2	2	\$ 907.96
					\$76,119.30	\$90,798.32				
									MR Subtotal	\$ 98,751.16
									MR Per Year	\$ 2,468.78
									PM Per Year	\$ 432.43
									Subtotal	\$ 2,901.21
									Total Per Unit	\$ 2.74

**CostWorks 2009 Quarter 1 - FAC 1731-Range Support Building**

Qty	Assembly Number	Description	Total In-House	Total Incl. O&P	Zip Code Prefix	Type	Release
7.000	B2035 225 1950	Door, emergency egress, swinging, annualized	346.57	402.57	200	FMR	2008 Qtr 2
1.000	C1025 110 1950	Fire doors, swinging, annualized	24.89	29.86	200	FMR	2008 Qtr 2
			<b>\$371.46</b>	<b>\$432.43</b>			

# FAC 1731 Sustainment by Year - Terminal Cutoff Applied

