

FAC 2262 Ammunition Production Facility

RUC: \$134.76 SF

Source: Marshall and Swift 14/15, Class C (Plant) Same as FAC 2211
In V12, Tri-Service and USACE PAX Newsletter values were updated while all other values were inflated only.

SUC: \$2.43 SF

Source: Cost Works model inflated from FY-08 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 2262-Ammunition Production Facility
CostWorks 2008 Quarter 2

Design Life= 55
Average S.F= 11,541

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	631.000	S.F.	23,347.00	28,369.76	2008 Qtr 2	2	1	\$ 28,369.76
Repair 2'-0" x 3'-0" aluminum window - 1st floor	20	1 Carp	7.200	Ea.	827.71	980.64	2008 Qtr 2	2	2	\$ 1,961.28
Replace 2'-0" x 3'-0" aluminum window - 1st floor	50	1 Carp	72.000	Ea.	31,579.20	36,935.28	2008 Qtr 2	1	0	\$ -
Replace glass - 1st floor (1% of glass)	1	1 Carp	4.320	S.F.	39.10	45.88	2008 Qtr 2	55	55	\$ 2,523.31
Repair 3'-9" x 5'-5" steel frame window - 2nd flr.	20	1 Carp	8.300	Ea.	2,504.61	2,950.07	2008 Qtr 2	2	2	\$ 5,900.14
Refinish 3'-9" x 5'-5" steel frame window - 2nd flr.	5	1 Pord	83.000	Ea.	10,327.69	12,726.39	2008 Qtr 2	11	11	\$ 139,990.29
Replace 3'-9" x 5'-5" steel frame window - 2nd flr.	45	1 Carp	83.000	Ea.	131,618.08	151,699.93	2008 Qtr 2	1	1	\$ 151,699.93
Finish new 3'-9" x 5'-5" st. fr. window - 2nd flr.	45	1 Pord	83.000	Ea.	9,594.80	11,815.05	2008 Qtr 2	1	1	\$ 11,815.05
Replace glass - 2nd floor (1% of glass)	1	1 Carp	20.040	S.F.	1,005.81	1,227.25	2008 Qtr 2	55	55	\$ 67,498.73
Repair 12' x 12' steel roll-up door	10	1 Carp	2.000	Ea.	1,665.22	1,929.08	2008 Qtr 2	5	5	\$ 9,645.40
Refinish 12' x 12' steel roll-up door	5	1 Pord	2.000	Ea.	337.66	411.08	2008 Qtr 2	11	11	\$ 4,521.88
Replace 12' x 12' steel roll-up door	35	2 Carp	2.000	Ea.	6,650.54	7,699.10	2008 Qtr 2	1	1	\$ 7,699.10
Repair steel, painted, door	14	1 Carp	3.000	Ea.	1,747.32	2,059.08	2008 Qtr 2	3	3	\$ 6,177.24
Refinish 3'-0" x 7'-0" steel, painted, door	4	1 Pord	3.000	Ea.	98.73	120.93	2008 Qtr 2	13	13	\$ 1,572.09
Replace 3'-0" x 7'-0" steel, painted, door	45	1 Carp	3.000	Ea.	1,596.24	1,860.12	2008 Qtr 2	1	1	\$ 1,860.12
Debris removal and visual inspection built-up roofing	1	2 Rofc	11.541	M.S.F.	338.61	407.97	2008 Qtr 2	55	55	\$ 22,438.59
Non-destructive moisture inspection built-up roofing	5	2 Rofc	11.541	M.S.F.	1,047.69	1,267.20	2008 Qtr 2	11	11	\$ 13,939.22
Total roof replacement built-up roofing	28	G1	115.410	Sq.	65,873.72	78,011.39	2008 Qtr 2	1	1	\$ 78,011.39
Minor membrane repairs - (2% of roof area) built-up roofing	5	G5	2.308	Sq.	795.15	939.45	2008 Qtr 2	11	11	\$ 10,333.93
Flashing repairs - (2 S.F. per sq. repaired) built-up roofing	5	2 Rofc	4.616	S.F.	15.51	18.46	2008 Qtr 2	11	11	\$ 203.10
Minor membrane replacement - (25% of roof area) built-up roofing	20	G5	28.850	Sq.	17,149.31	20,456.96	2008 Qtr 2	2	2	\$ 40,913.92
Repair steel painted interior door	14	1 Carp	3.000	Ea.	503.25	594.42	2008 Qtr 2	3	3	\$ 1,783.26
Refinish 3'-0" x 7'-0" steel painted interior door	4	1 Pord	3.000	Ea.	148.20	182.46	2008 Qtr 2	13	13	\$ 2,371.98
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	6.000	Ea.	1,006.50	1,188.84	2008 Qtr 2	5	5	\$ 5,944.20
Refinish 3'-0" x 7'-0" solid core wood door interior	4	1 Pord	6.000	Ea.	253.32	311.88	2008 Qtr 2	13	13	\$ 4,054.44
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	1	\$ 2,550.72
Refinish drywall	8	1 Pord	1,652.000	S.F.	991.20	1,222.48	2008 Qtr 2	6	6	\$ 7,334.88
Replace 5/8" drywall	75	2 Carp	1,652.000	S.F.	3,683.96	4,443.88	2008 Qtr 2	0	0	\$ -
Repair 5/8" drywall - (2% of walls)	20	1 Carp	33.040	S.F.	52.53	63.11	2008 Qtr 2	2	2	\$ 126.21
Replace carpet	12	2 Tilf	114.000	S.Y.	5,144.82	5,943.96	2008 Qtr 2	4	4	\$ 23,775.84
Refinish concrete floor finished	25	2 Cefi	100.660	C.S.F.	35,174.63	42,346.66	2008 Qtr 2	2	1	\$ 42,346.66
Replace vinyl floor	18	1 Tilf	49.890	S.Y.	2,382.25	2,908.59	2008 Qtr 2	3	2	\$ 5,817.17
Replace acoustic tile ceiling, fire-rated	20	1 Carp	14.750	C.S.F.	5,946.46	7,065.25	2008 Qtr 2	2	2	\$ 14,130.50
Refinish sheetrock ceiling	20	1 Pord	7.690	C.S.F.	966.40	1,194.18	2008 Qtr 2	2	2	\$ 2,388.36
Replace sheetrock ceiling	40	2 Carp	7.690	C.S.F.	2,755.56	3,364.45	2008 Qtr 2	1	1	\$ 3,364.45

FAC 2262-Ammunition Production Facility
CostWorks 2008 Quarter 2

Design Life= 55
Average S.F= 11,541

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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 sheetrock ceiling - (2% of ceilings)	20	1 Carp	0.153	C.S.F.	53.44	65.22	2008 Qtr 2	2	2	\$ 130.44
Check / minor repairs drinking fountain	1	1 Plum	3.000	Ea.	112.74	142.02	2008 Qtr 2	55	55	\$ 7,811.10
Repair internal leaks drinking fountain	4	1 Plum	3.000	Ea.	105.42	130.29	2008 Qtr 2	13	13	\$ 1,693.77
Correct water pressure drinking fountain	2	1 Plum	3.000	Ea.	96.63	121.50	2008 Qtr 2	27	27	\$ 3,280.50
Replace refrigerant drinking fountain	2	1 Plum	3.000	Ea.	47.52	56.58	2008 Qtr 2	27	27	\$ 1,527.66
Repair drain leak drinking fountain	4	1 Plum	3.000	Ea.	67.89	81.09	2008 Qtr 2	13	13	\$ 1,054.17
Replace fountain drinking fountain	10	2 Plum	3.000	Ea.	3,017.52	3,580.71	2008 Qtr 2	5	5	\$ 17,903.55
Inspect and clean shower head emergency shower station	3	1 Plum	1.000	Ea.	37.80	47.44	2008 Qtr 2	18	18	\$ 853.92
Replace shower emergency shower station	25	2 Plum	1.000	Ea.	726.39	873.58	2008 Qtr 2	2	1	\$ 873.58
Inspect and clean spray heads, emergency eye wash	3	1 Plum	1.000	Ea.	37.80	47.44	2008 Qtr 2	18	18	\$ 853.92
Replace eye wash station, emergency eye wash	25	2 Plum	1.000	Ea.	573.92	695.88	2008 Qtr 2	2	1	\$ 695.88
Replace washer in spud connection lavatory, vitreous china	7	1 Plum	16.000	Ea.	384.16	453.28	2008 Qtr 2	7	7	\$ 3,172.96
Replace washer in faucet lavatory, vitreous china	2	1 Plum	16.000	Ea.	157.60	196.64	2008 Qtr 2	27	27	\$ 5,309.28
Replace faucets lavatory, vitreous china	10	1 Plum	16.000	Ea.	1,975.84	2,384.96	2008 Qtr 2	5	5	\$ 11,924.80
Clean out strainer and P trap lavatory, vitreous china	2	1 Plum	16.000	Ea.	432.64	537.12	2008 Qtr 2	27	27	\$ 14,502.24
Replace lavatory, vitreous china	35	2 Plum	16.000	Ea.	8,483.04	10,171.20	2008 Qtr 2	1	1	\$ 10,171.20
Replace faucet washer sink, iron enamel	2	1 Plum	2.000	Ea.	19.58	24.38	2008 Qtr 2	27	27	\$ 658.26
Clean trap sink, iron enamel	3	1 Plum	2.000	Ea.	13.20	16.50	2008 Qtr 2	18	18	\$ 297.00
Replace faucets sink, iron enamel	10	1 Plum	2.000	Ea.	246.98	298.12	2008 Qtr 2	5	5	\$ 1,490.60
Unstop sink sink, iron enamel	2	1 Plum	2.000	Ea.	64.42	81.00	2008 Qtr 2	27	27	\$ 2,187.00
Replace sink, P.E.C.I. sink, iron enamel	35	2 Plum	2.000	Ea.	1,105.44	1,315.38	2008 Qtr 2	1	1	\$ 1,315.38
Replace flush valve diaphragm tankless water closet	10	1 Plum	9.000	Ea.	636.66	747.54	2008 Qtr 2	5	5	\$ 3,737.70
Rebuild flush valve tankless water closet	20	1 Plum	9.000	Ea.	1,187.82	1,440.09	2008 Qtr 2	2	2	\$ 2,880.18
Unplug clogged line tankless water closet	5	1 Plum	9.000	Ea.	1,514.34	1,891.62	2008 Qtr 2	11	11	\$ 20,807.82
Replace tankless water closet	35	2 Plum	9.000	Ea.	4,932.00	5,835.24	2008 Qtr 2	1	1	\$ 5,835.24
Replace tankless flush valve	25	1 Plum	9.000	Ea.	1,885.50	2,208.33	2008 Qtr 2	2	1	\$ 2,208.33
Replace wax ring gasket tankless water closet	5	1 Plum	9.000	Ea.	986.13	1,234.80	2008 Qtr 2	11	11	\$ 13,582.80
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	11	11	\$ 6,156.04
Replace wall-hung urinal	35	2 Plum	4.000	Ea.	3,366.52	4,026.28	2008 Qtr 2	1	1	\$ 4,026.28
Inspect / check pump / motor operation, lub. circulation pump, 1/12 H	0.5	1 Plum	1.000	Ea.	6.19	7.72	2008 Qtr 2	110	110	\$ 849.20
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

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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	1.000	Ea.	226.43	283.04	2008 Qtr 2	7	7	\$ 1,981.28
Check operation water heater, electric, 120 gallon	3	1 Plum	1.000	Ea.	1.98	2.48	2008 Qtr 2	18	18	\$ 44.64
Replace water heater, electric, 120 gallon	15	2 Plum	1.000	Ea.	9,192.45	10,543.79	2008 Qtr 2	3	3	\$ 31,631.37
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	16.000	L.F.	670.40	811.20	2008 Qtr 2	1	1	\$ 811.20
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	8.000	L.F.	473.60	585.52	2008 Qtr 2	1	1	\$ 585.52
General maintenance & repair drain: roof, scupper, area	1	1 Plum	4.000	Ea.	113.40	142.68	2008 Qtr 2	55	55	\$ 7,847.40
Replace drain: roof, scupper, area	40	1 Plum	4.000	Ea.	1,593.36	1,872.56	2008 Qtr 2	1	1	\$ 1,872.56
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 rooftop unit, 25 ton	10	Q6	0.500	Ea.	12,910.55	14,961.45	2008 Qtr 2	5	5	\$ 74,807.23
Replace single zone rooftop unit, 25 ton	15	Q7	1.000	Ea.	34,098.40	39,677.60	2008 Qtr 2	3	3	\$ 119,032.80
Minor repairs to fire alarm control panel	5	1 Elec	1.000	Ea.	107.84	130.97	2008 Qtr 2	11	11	\$ 1,440.67
Maintenance and inspection fire alarm control panel	0.5	1 Elec	1.000	Ea.	30.54	38.17	2008 Qtr 2	110	110	\$ 4,198.70
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	67.000	Ea.	4,266.56	5,256.82	2008 Qtr 2	2	2	\$ 10,513.64
Inspect sprinkler system	1	1 Plum	1.000	Ea.	26.55	32.89	2008 Qtr 2	55	55	\$ 1,808.95
Rebuild double check 3" backflow preventer sprinkler system	5	1 Plum	1.000	Ea.	598.06	715.83	2008 Qtr 2	11	11	\$ 7,874.13
Replace fire alarm bell, 6"	20	1 Elec	6.000	Ea.	853.68	1,029.06	2008 Qtr 2	2	2	\$ 2,058.12
Maintenance and inspection lighting panel, indoor	3	1 Elec	1.000	Ea.	28.50	35.63	2008 Qtr 2	18	18	\$ 641.34
Maintenance and repair safety switch gen., 2 pole	8	1 Elec	2.000	Ea.	57.00	71.26	2008 Qtr 2	6	6	\$ 427.56
Maintenance and inspection safety switch, 2 pole	1	1 Elec	2.000	Ea.	57.00	71.26	2008 Qtr 2	55	55	\$ 3,919.30
Replace safety switch 240 V, 2 pole	25	2 Elec	2.000	Ea.	707.96	842.76	2008 Qtr 2	2	1	\$ 842.76
Replace fluor. ballast for fluorescent lighting fixture, 80 W	10	1 Elec	154.000	Ea.	15,335.32	18,492.32	2008 Qtr 2	5	5	\$ 92,461.60
Replace lamps (2 lamps) fluorescent lighting fixture, 80 W	10	1 Elec	154.000	Ea.	3,917.76	4,801.72	2008 Qtr 2	5	5	\$ 24,008.60
Maintenance and repair receptacles and plugs	20	1 Elec	122.000	Ea.	3,792.98	4,725.06	2008 Qtr 2	2	2	\$ 9,450.12
Replace receptacle/plug receptacles and plugs	20	1 Elec	122.000	Ea.	6,436.72	7,859.24	2008 Qtr 2	2	2	\$ 15,718.48
Maintenance and repair wiring devices, switches	10	1 Elec	30.000	Ea.	932.70	1,161.90	2008 Qtr 2	5	5	\$ 5,809.50
Replace switch wiring devices, switches	15	1 Elec	30.000	Ea.	1,536.30	1,870.50	2008 Qtr 2	3	3	\$ 5,611.50
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	41.000	Ea.	1,565.79	1,927.00	2008 Qtr 2	5	5	\$ 9,635.00
Check operation smoke detector	1	1 Elec	41.000	Ea.	467.40	586.30	2008 Qtr 2	55	55	\$ 32,246.50
Replace smoke detector	15	1 Elec	41.000	Ea.	7,771.55	9,306.59	2008 Qtr 2	3	3	\$ 27,919.77

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					\$520,824.78	\$615,345.10				
									MR Subtotal	\$ 1,394,090.38
									MR Per Year	\$ 25,347.10
									PM Per Year	\$ 3,629.16
									Subtotal	\$ 28,976.26
									Total Per Unit	\$ 2.51

CostWorks 2009 Quarter 1 - FAC 2262-Ammunition Production Facility

Qty	Assembly Number	Description	Total In-House	Total Incl. O&P	Zip Code Prefix	Type	Release
2.000	B2035 410 1950	Door, overhead, electric, roll up, to 24' high x 25' w	480.32	580.24	200	FMR	2008 Qtr 2
9.000	B2035 225 1950	Door, emergency egress, swinging, annualized	445.59	517.59	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
9.000	D2015 100 2950	Toilet (vacuum breaker type), annualized	116.37	145.35	200	FMR	2008 Qtr 2
16.000	D2015 100 4950	Lavatories, annualized	394.88	481.28	200	FMR	2008 Qtr 2
2.000	D3045 160 1950	VAV Boxes, annualized	122.62	152.00	200	FMR	2008 Qtr 2
1.000	D3045 210 1950	Fan, axial, up to 5,000 CFM, annualized	70.55	86.20	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	E1095 122 1950	Crane, electric bridge, up to 5 ton, annualized	152.92	186.81	200	FMR	2008 Qtr 2
			\$2,999.99	\$3,629.16			

FAC 2262 Sustainment by Year - Terminal Cutoff Applied

