

FAC 2151 Weapon Maintenance Shop

RUC: \$158.66 SF

Source: USACE PAX Newsletter 3.2.2 dated 20 Mar 09
CatCode 21885
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: \$2.51 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 2151 Weapon Maintenance Shop
CostWorks 2008 Quarter 2

Design Life= 50
Average S.F= 7,315

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
Point & refinish block wall - 1st floor	25	1 Bric	35.800	C.S.F.	13,299.34	16,328.38	2008 Qtr 2	2	1	\$ 16,328.38
Replace aluminum siding - 2nd floor	35	1 Carp	28.500	C.S.F.	16,072.58	19,365.18	2008 Qtr 2	1	1	\$ 19,365.18
Refinish aluminum siding - 2nd floor	20	1 Pord	28.500	C.S.F.	6,699.50	8,218.55	2008 Qtr 2	2	2	\$ 16,437.09
Replace glass - 1st floor (1% of glass)	1	1 Carp	1.900	S.F.	17.20	20.18	2008 Qtr 2	50	50	\$ 1,008.90
Repair 3'-9" x 5'-5" steel frame window - 1st flr.	20	1 Carp	1.000	Ea.	263.01	307.21	2008 Qtr 2	2	2	\$ 614.42
Refinish 3'-9" x 5'-5" st. frame window - 1st flr.	12	1 Pord	10.000	Ea.	673.00	830.70	2008 Qtr 2	4	3	\$ 2,492.10
Replace 3'-9" x 5'-5" st. frame window - 1st flr.	45	1 Carp	10.000	Ea.	15,526.10	17,863.80	2008 Qtr 2	1	1	\$ 17,863.80
Finish new 3'-9" x 5'-5" st. fr. window - 1st flr.	45	1 Pord	10.000	Ea.	584.70	720.90	2008 Qtr 2	1	1	\$ 720.90
Refinish 12' x 24' steel double roll-up door	12	1 Pord	4.000	Ea.	1,354.12	1,648.08	2008 Qtr 2	4	3	\$ 4,944.24
Replace 12' x 24' steel double roll-up door	35	2 Carp	4.000	Ea.	26,605.60	30,882.56	2008 Qtr 2	1	1	\$ 30,882.56
Repair steel, painted, door	14	1 Carp	0.200	Ea.	116.49	137.27	2008 Qtr 2	3	3	\$ 411.82
Refinish 3'-0" x 7'-0" steel, painted, door	12	1 Pord	2.000	Ea.	65.82	80.62	2008 Qtr 2	4	3	\$ 241.86
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
Debris removal by hand & visual inspection metal steep roofing	1	2 Rofc	5.500	M.S.F.	97.63	117.70	2008 Qtr 2	50	50	\$ 5,885.00
Minor finish repairs - (2% of roof area) metal steep roofing	5	2 Rofc	110.400	S.F.	299.18	355.49	2008 Qtr 2	10	10	\$ 3,554.88
Flashing replacement - (2 S.F. per sq. repaired) metal steep roofing	5	2 Rofc	2.200	S.F.	31.77	38.13	2008 Qtr 2	10	10	\$ 381.26
Minor replacement - (2.5% of roof area) metal steep roofing	20	2 Rofc	1.300	S.F.	11.62	13.81	2008 Qtr 2	2	2	\$ 27.61
Total metal panel replacement metal steep roofing	30	2 Rofc	55.200	Sq.	36,560.62	43,470.55	2008 Qtr 2	1	1	\$ 43,470.55
Repair steel painted interior door	14	1 Carp	1.100	Ea.	184.53	217.95	2008 Qtr 2	3	3	\$ 653.86
Refinish 3'-0" x 7'-0" steel painted interior door	12	1 Pord	11.000	Ea.	543.40	669.02	2008 Qtr 2	4	3	\$ 2,007.06
Replace 3'-0" x 7'-0" steel painted interior door	60	1 Carp	11.000	Ea.	10,312.94	11,989.56	2008 Qtr 2	0	0	\$ -
Replace insulating glass (3% of glass) fully glazed wooden doors	1	1 Carp	0.200	S.F.	9.08	10.64	2008 Qtr 2	50	50	\$ 532.20
Repair fully glazed wood door	10	1 Carp	0.200	Ea.	33.55	39.63	2008 Qtr 2	5	5	\$ 198.14
Refinish 3'-0" x 7'-0" fully glazed wood door	12	1 Pord	2.000	Ea.	138.44	170.78	2008 Qtr 2	4	3	\$ 512.34
Replace 3'-0" x 7'-0" fully glazed wood door	40	1 Carp	2.000	Ea.	1,962.04	2,294.52	2008 Qtr 2	1	1	\$ 2,294.52
Repair concrete steps	15	1 Cefi	3.900	S.F.	66.26	77.14	2008 Qtr 2	3	3	\$ 231.43
Replace concrete steps	100	2 Cefi	39.000	S.F.	1,930.89	2,343.51	2008 Qtr 2	0	0	\$ -
Refinish metal stair railing interior	12	1 Pord	24.000	S.F.	32.88	40.80	2008 Qtr 2	4	3	\$ 122.40
Replace metal stair railing interior	45	2 Sswk	24.000	L.F.	860.88	994.56	2008 Qtr 2	1	1	\$ 994.56
Repair 8" concrete block wall - (2% of walls) painted	25	1 Bric	1.300	C.S.F.	1,314.57	1,578.23	2008 Qtr 2	2	1	\$ 1,578.23
Refinish concrete block wall painted	12	1 Pord	66.400	C.S.F.	6,452.09	7,843.83	2008 Qtr 2	4	3	\$ 23,531.50
Replace 8" concrete block wall painted	75	2 Bric	66.400	C.S.F.	71,566.58	86,067.02	2008 Qtr 2	0	0	\$ -
Refinish concrete floor finished	25	2 Cefi	71.200	C.S.F.	24,880.13	29,953.13	2008 Qtr 2	2	1	\$ 29,953.13
Acoustic tile repairs - (2% of ceilings)	9	1 Carp	0.300	C.S.F.	134.00	159.50	2008 Qtr 2	5	5	\$ 797.51
Replace acoustic tile ceiling, fire-rated	20	1 Carp	0.100	C.S.F.	40.32	47.90	2008 Qtr 2	2	2	\$ 95.80
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

FAC 2151 Weapon Maintenance Shop
CostWorks 2008 Quarter 2

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Average S.F= 7,315

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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 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
Inspect and clean spray heads, emergency eye wash	3	1 Plum	1.000	Ea.	37.80	47.44	2008 Qtr 2	16	16	\$ 759.04
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	4.000	Ea.	96.04	113.32	2008 Qtr 2	7	7	\$ 793.24
Replace washer in faucet lavatory, vitreous china	2	1 Plum	4.000	Ea.	39.40	49.16	2008 Qtr 2	25	25	\$ 1,229.00
Replace faucets lavatory, vitreous china	10	1 Plum	4.000	Ea.	493.96	596.24	2008 Qtr 2	5	5	\$ 2,981.20
Clean out strainer and P trap lavatory, vitreous china	2	1 Plum	4.000	Ea.	108.16	134.28	2008 Qtr 2	25	25	\$ 3,357.00
Replace lavatory, vitreous china	35	2 Plum	4.000	Ea.	2,120.76	2,542.80	2008 Qtr 2	1	1	\$ 2,542.80
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
Inspect / clean shower head fiberglass	3	1 Plum	2.000	Ea.	75.60	94.88	2008 Qtr 2	16	16	\$ 1,518.08
Replace mixing valve barrel shower, fiberglass	2	1 Plum	2.000	Ea.	296.30	352.64	2008 Qtr 2	25	25	\$ 8,816.00
Replace mixing valve shower, fiberglass	10	1 Plum	2.000	Ea.	549.36	658.00	2008 Qtr 2	5	5	\$ 3,290.00
Replace shower and fittings, fiberglass	20	2 Plum	2.000	Ea.	1,953.30	2,303.16	2008 Qtr 2	2	2	\$ 4,606.32
Replace flush valve diaphragm tankless water closet	10	1 Plum	4.000	Ea.	282.96	332.24	2008 Qtr 2	5	5	\$ 1,661.20
Rebuild flush valve tankless water closet	20	1 Plum	4.000	Ea.	527.92	640.04	2008 Qtr 2	2	2	\$ 1,280.08
Unplug clogged line tankless water closet	5	1 Plum	4.000	Ea.	673.04	840.72	2008 Qtr 2	10	10	\$ 8,407.20
Replace tankless water closet	35	2 Plum	4.000	Ea.	2,192.00	2,593.44	2008 Qtr 2	1	1	\$ 2,593.44
Replace tankless flush valve	25	1 Plum	4.000	Ea.	838.00	981.48	2008 Qtr 2	2	1	\$ 981.48
Replace wax ring gasket tankless water closet	5	1 Plum	4.000	Ea.	438.28	548.80	2008 Qtr 2	10	10	\$ 5,488.00
Replace flush valve diaphragm urinal	7	1 Plum	1.000	Ea.	70.74	83.06	2008 Qtr 2	7	7	\$ 581.42
Rebuild flush valve urinal	20	1 Plum	1.000	Ea.	131.98	160.01	2008 Qtr 2	2	2	\$ 320.02
Unplug line urinal	5	1 Plum	1.000	Ea.	112.14	139.91	2008 Qtr 2	10	10	\$ 1,399.10
Replace wall-hung urinal	35	2 Plum	1.000	Ea.	841.63	1,006.57	2008 Qtr 2	1	1	\$ 1,006.57
Replace pipe and fittings, copper 3/4"	20	2 Plum	32.000	L.F.	567.04	687.36	2008 Qtr 2	2	2	\$ 1,374.72
Replace pipe and fittings, copper 2"	25	2 Plum	16.000	L.F.	652.96	785.76	2008 Qtr 2	2	1	\$ 785.76
Repair damaged pipe insulation, fiberglass 3/4"	5	Q14	2.000	Ea.	31.44	38.36	2008 Qtr 2	10	10	\$ 383.60
Repair damaged pipe insulation, fiberglass 2"	5	Q14	2.000	Ea.	36.92	45.06	2008 Qtr 2	10	10	\$ 450.60
Replace pipe insulation, fiberglass 3/4"	5	Q14	0.010	M.L.F.	62.89	76.61	2008 Qtr 2	10	10	\$ 766.13
Replace pipe insulation, fiberglass 2"	5	Q14	0.010	M.L.F.	74.26	90.69	2008 Qtr 2	10	10	\$ 906.91
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	16	16	\$ 39.68
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 floor drain, PVC	20	1 Plum	1.000	Ea.	37.09	45.87	2008 Qtr 2	2	2	\$ 91.74

FAC 2151 Weapon Maintenance Shop
CostWorks 2008 Quarter 2

		Design Life= 50	C.S.F=100 S.F; MSF=1000 S.F	This spreadsheet was exported from		Terminal Cutoff is the removal of a single task occurrence if that task occurs within				
		Average S.F= 7,315	Sq=100 S.F; M.L.F=1000 L.F	R.S. Means CostWorks		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 joint pipe and fittings, PVC	10	1 Plum	2.000	Ea.	231.88	288.28	2008 Qtr 2	5	5	\$ 1,441.40
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	2.000	Ea.	56.70	71.34	2008 Qtr 2	50	50	\$ 3,567.00
Replace drain: roof, scupper, area	40	1 Plum	2.000	Ea.	796.68	936.28	2008 Qtr 2	1	1	\$ 936.28
Resolder joint pipe & fittings, oxygen	12	1 Plum	2.000	Ea.	104.28	130.08	2008 Qtr 2	4	3	\$ 390.24
Replace pipe and fittings, oxygen	25	2 Plum	100.000	L.F.	1,763.00	2,139.00	2008 Qtr 2	2	1	\$ 2,139.00
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 single zone rooftop unit, 25 ton	15	Q7	0.500	Ea.	17,049.20	19,838.80	2008 Qtr 2	3	3	\$ 59,516.40
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
Inspect sprinkler system	1	1 Plum	1.000	Ea.	26.55	32.89	2008 Qtr 2	50	50	\$ 1,644.50
Replace sprinkler head	20	1 Plum	22.000	Ea.	1,400.96	1,726.12	2008 Qtr 2	2	2	\$ 3,452.24
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 safety switch, 3 pole safety switch, heavy duty	8	1 Elec	1.000	Ea.	28.50	35.63	2008 Qtr 2	6	6	\$ 213.78
Maintenance and inspection safety switch, 3 pole, heavy duty	1	1 Elec	1.000	Ea.	28.50	35.63	2008 Qtr 2	50	50	\$ 1,781.50
Replace safety switch, heavy duty	25	2 Elec	1.000	Ea.	580.48	680.71	2008 Qtr 2	2	1	\$ 680.71
Maintenance and repair motor starter, up to 600 V	5	1 Elec	3.000	Ea.	512.25	622.50	2008 Qtr 2	10	10	\$ 6,225.00
Maintenance and inspection motor starter, up to 600 V	0.5	1 Elec	3.000	Ea.	114.51	143.55	2008 Qtr 2	100	100	\$ 14,355.00
Replace starter motor starter, up to 600 V	18	1 Elec	3.000	Ea.	1,584.54	1,891.23	2008 Qtr 2	2	2	\$ 3,782.46
Replace fluor. ballast for fluorescent lighting fixture, 80 W	10	1 Elec	118.000	Ea.	11,750.44	14,169.44	2008 Qtr 2	5	5	\$ 70,847.20
Replace lamps (2 lamps) fluorescent lighting fixture, 80 W	10	1 Elec	118.000	Ea.	3,001.92	3,679.24	2008 Qtr 2	5	5	\$ 18,396.20
Replace M.H. ballast mercury halide fixture, 175 W	10	1 Elec	21.000	Ea.	4,011.00	4,701.69	2008 Qtr 2	5	5	\$ 23,508.45
Replace lamp mercury halide fixture, 175 W	5	1 Elec	21.000	Ea.	1,553.79	1,836.87	2008 Qtr 2	10	10	\$ 18,368.70
Maintenance and repair receptacles and plugs	20	1 Elec	60.000	Ea.	1,865.40	2,323.80	2008 Qtr 2	2	2	\$ 4,647.60
Replace receptacle/plug receptacles and plugs	20	1 Elec	60.000	Ea.	3,165.60	3,865.20	2008 Qtr 2	2	2	\$ 7,730.40
Maintenance and repair wiring devices, switches	10	1 Elec	23.000	Ea.	715.07	890.79	2008 Qtr 2	5	5	\$ 4,453.95
Replace switch wiring devices, switches	15	1 Elec	23.000	Ea.	1,177.83	1,434.05	2008 Qtr 2	3	3	\$ 4,302.15
Replace manual pull station	15	1 Elec	4.000	Ea.	502.96	607.56	2008 Qtr 2	3	3	\$ 1,822.68
Check and repair manual pull station	10	1 Elec	4.000	Ea.	276.84	339.48	2008 Qtr 2	5	5	\$ 1,697.40
					\$358,071.33	\$426,560.72				
										\$ 772,037.87
										\$ 15,440.76
										\$ 3,486.26

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CostWorks 2008 Quarter 2

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CostWorks 2009 Quarter 1 - FAC 2151 Weapon Maintenance Shop

Qty	Assembly Number	Description	Total In-House	Total Incl. O&P	Zip Code Prefix	Type	Release
1.000	D3095 110 1950	Air compressor, gas engine powered, annualized	1,180.53	1,474.60	200	FMR	2008 Qtr 2
3.000	D3045 160 1950	VAV Boxes, annualized	183.93	228.00	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
2.000	B2035 225 1950	Door, emergency egress, swinging, annualized	99.02	115.02	200	FMR	2008 Qtr 2
4.000	B2035 400 1950	Door, overhead, manual, up to 24' high x 25' wide,	538.96	650.20	200	FMR	2008 Qtr 2
13.000	C1025 110 1950	Fire doors, swinging, annualized	323.57	388.18	200	FMR	2008 Qtr 2
1.000	D2015 800 1950	Drink fountain, annualized	49.50	59.36	200	FMR	2008 Qtr 2
4.000	D2015 100 4950	Lavatories, annualized	98.72	120.32	200	FMR	2008 Qtr 2
2.000	D2015 100 5950	Showers, annualized	39.70	47.60	200	FMR	2008 Qtr 2
4.000	D2015 100 2950	Toilet (vacuum breaker type), annualized	51.72	64.60	200	FMR	2008 Qtr 2
1.000	D2015 100 1950	Urinals, annualized	12.93	16.15	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
			\$2,845.42	\$3,486.26			

FAC 2151 Sustainment by Year - Terminal Cutoff Applied

