

FAC 2172 Electronic and Communication Maintenance Shop, Depot

RUC: \$183.00 SF

Source: USACE PAX Newsletter 3.2.2 dated 20 Mar 09
CC 21710
Deflated to FY-09 using Appendix C of newsletter
Same as FAC 2171
In V12, Tri-Service and USACE PAX Newsletter values were updated while all other values were inflated only.

SUC: \$1.91 SF

Source: Cost Works model, projected 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 2172 Electronic and Communication Maintenance Shop, Depot
CostWorks 2008 Quarter 2**

Design Life = 50 C.S.F.=100 S.F; MSF=1 exported from R.S.
Average S.F. = 15,018.00 Sq=100 S.F; M.L.F=100Means 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.

Assembly Number	Description	Frequency	Crew	Qty	Unit	Total In-House	Total Incl. O&P	Release	Occurences In Design Life	Adjusted Occurences	Terminal Cutoff
B2013 114 1030	Point & refinish block wall - 1st floor	25	1 Bric	51.300	C.S.F.	19,057.44	23,397.93	2008 Qtr 2	2	1	\$ 23,397.93
B2013 141 2010	Replace aluminum siding - 2nd floor	35	1 Carp	40.900	C.S.F.	23,065.56	27,790.73	2008 Qtr 2	1	1	\$ 27,790.73
B2013 141 2020	Refinish aluminum siding - 2nd floor	20	1 Pord	40.900	C.S.F.	9,614.36	11,794.33	2008 Qtr 2	2	2	\$ 23,588.67
B2023 102 2010	Replace glass - 2nd floor (1% of glass)	1	1 Carp	2.700	S.F.	135.51	165.35	2008 Qtr 2	50	50	\$ 8,267.40
B2023 102 2020	Repair 3'-9" x 5'-5" steel frame window - 2nd flr.	20	1 Carp	14.000	Ea.	4,224.64	4,976.02	2008 Qtr 2	2	2	\$ 9,952.04
B2023 102 2030	Refinish 3'-9" x 5'-5" steel frame window - 2nd flr.	12	1 Pord	14.000	Ea.	1,742.02	2,146.62	2008 Qtr 2	4	3	\$ 6,439.86
B2023 102 2040	Replace 3'-9" x 5'-5" steel frame window - 2nd flr.	45	1 Carp	14.000	Ea.	22,200.64	25,587.94	2008 Qtr 2	1	1	\$ 25,587.94
B2023 102 2050	Finish new 3'-9" x 5'-5" st. fr. window - 2nd flr.	45	1 Pord	14.000	Ea.	1,618.40	1,992.90	2008 Qtr 2	1	1	\$ 1,992.90
B2033 412 1020	Refinish 12' x 24' steel double roll-up door	7	1 Pord	4.000	Ea.	1,354.12	1,648.08	2008 Qtr 2	7	7	\$ 11,536.56
B2033 412 1040	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
B2033 220 1010	Repair steel, painted, door	14	1 Carp	4.000	Ea.	2,329.76	2,745.44	2008 Qtr 2	3	3	\$ 8,236.32
B2033 220 1020	Refinish 3'-0" x 7'-0" steel, painted, door	12	1 Pord	4.000	Ea.	131.64	161.24	2008 Qtr 2	4	3	\$ 483.72
B2033 220 1030	Replace 3'-0" x 7'-0" steel, painted, door	45	1 Carp	4.000	Ea.	2,128.32	2,480.16	2008 Qtr 2	1	1	\$ 2,480.16
B3013 130 0100	Debris removal by hand & visual inspection metal steep roofing	1	2 Rofc	11.300	M.S.F.	200.58	241.82	2008 Qtr 2	50	50	\$ 12,091.00
B3013 130 0300	Minor finish repairs - (2% of roof area) metal steep roofing	5	2 Rofc	26.800	S.F.	72.63	86.30	2008 Qtr 2	10	10	\$ 862.96
B3013 130 0400	Flashing replacement - (2 S.F. per sq. repaired) metal steep roofing	5	2 Rofc	4.500	S.F.	64.98	77.99	2008 Qtr 2	10	10	\$ 779.85
B3013 130 0500	Minor replacement - (2.5% of roof area) metal steep roofing	20	2 Rofc	283.500	S.F.	2,534.49	3,010.77	2008 Qtr 2	2	2	\$ 6,021.54
B3013 130 0600	Total metal panel replacement metal steep roofing	30	2 Rofc	113.400	Sq.	75,108.22	89,303.63	2008 Qtr 2	1	1	\$ 89,303.63
C1023 110 1010	Repair steel painted interior door	14	1 Carp	16.000	Ea.	2,684.00	3,170.24	2008 Qtr 2	3	3	\$ 9,510.72
C1023 110 1030	Replace 3'-0" x 7'-0" steel painted interior door	60	1 Carp	16.000	Ea.	15,000.64	17,439.36	2008 Qtr 2	0	0	\$ -
C1023 110 1020	Refinish 3'-0" x 7'-0" steel painted interior door	12	1 Pord	16.000	Ea.	790.40	973.12	2008 Qtr 2	4	3	\$ 2,919.36
C1023 108 1020	Repair fully glazed wood door	10	1 Carp	3.000	Ea.	503.25	594.42	2008 Qtr 2	5	5	\$ 2,972.10
C1023 108 1030	Refinish 3'-0" x 7'-0" fully glazed wood door	12	1 Pord	3.000	Ea.	207.66	256.17	2008 Qtr 2	4	3	\$ 768.51
C1023 108 1040	Replace 3'-0" x 7'-0" fully glazed wood door	40	1 Carp	3.000	Ea.	2,943.06	3,441.78	2008 Qtr 2	1	1	\$ 3,441.78
C1023 108 1010	Replace insulating glass (3% of glass) fully glazed wooden doors	1	1 Carp	0.100	S.F.	4.54	5.32	2008 Qtr 2	50	50	\$ 266.10
C2013 110 0010	Repair concrete steps	15	1 Cefi	80.000	S.F.	1,359.20	1,582.40	2008 Qtr 2	3	3	\$ 4,747.20
C2013 110 0020	Replace concrete steps	100	2 Cefi	80.000	S.F.	3,960.80	4,807.20	2008 Qtr 2	0	0	\$ -
C2013 435 0030	Refinish metal stair railing interior	12	1 Pord	34.000	S.F.	46.58	57.80	2008 Qtr 2	4	3	\$ 173.40
C2013 435 0040	Replace metal stair railing interior	45	2 Sswk	34.000	L.F.	1,219.58	1,408.96	2008 Qtr 2	1	1	\$ 1,408.96
C1013 110 0010	Repair 8" concrete block wall - (2% of walls) painted	25	1 Bric	1.900	C.S.F.	1,921.30	2,306.64	2008 Qtr 2	2	1	\$ 2,306.64
C1013 110 0020	Refinish concrete block wall painted	12	1 Pord	9.500	C.S.F.	923.12	1,122.24	2008 Qtr 2	4	3	\$ 3,366.71
C1013 110 0040	Replace 8" concrete block wall painted	75	2 Bric	95.100	C.S.F.	102,499.73	123,267.67	2008 Qtr 2	0	0	\$ -
C3023 112 0020	Refinish concrete floor finished	25	2 Cefi	10.000	C.S.F.	3,494.40	4,206.90	2008 Qtr 2	2	1	\$ 4,206.90
C3033 108 0010	Acoustic tile repairs - (2% of ceilings)	9	1 Carp	0.600	C.S.F.	268.01	319.00	2008 Qtr 2	5	5	\$ 1,595.01
C3033 109 0010	Replace acoustic tile ceiling, fire-rated	20	1 Carp	34.000	C.S.F.	13,707.10	16,286.00	2008 Qtr 2	2	2	\$ 32,572.00
D2013 810 0010	Check / minor repairs drinking fountain	1	1 Plum	1.000	Ea.	37.58	47.34	2008 Qtr 2	50	50	\$ 2,367.00
D2013 810 0020	Repair internal leaks drinking fountain	4	1 Plum	1.000	Ea.	35.14	43.43	2008 Qtr 2	12	12	\$ 521.16
D2013 810 0030	Correct water pressure drinking fountain	2	1 Plum	1.000	Ea.	32.21	40.50	2008 Qtr 2	25	25	\$ 1,012.50
D2013 810 0040	Replace refrigerant drinking fountain	2	1 Plum	1.000	Ea.	15.84	18.86	2008 Qtr 2	25	25	\$ 471.50
D2013 810 0050	Repair drain leak drinking fountain	4	1 Plum	1.000	Ea.	22.63	27.03	2008 Qtr 2	12	12	\$ 324.36
D2013 810 0070	Replace fountain drinking fountain	10	2 Plum	1.000	Ea.	1,005.84	1,193.57	2008 Qtr 2	5	5	\$ 5,967.85

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		Average S.F. = 15,018.00	Sq=100 S.F; M.L.F=100	Means	CostWorks				
D2013 920 0020	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
D2013 920 0030	Replace eye wash station, emergency eye wash	25	2 Plum	1.000	Ea.	573.92	695.88 2008 Qtr 2	2	1 \$ 695.88
D2013 330 0010	Replace washer in spud connection lavatory, vitreous china	7	1 Plum	6.000	Ea.	144.06	169.98 2008 Qtr 2	7	7 \$ 1,189.86
D2013 330 0020	Replace washer in faucet lavatory, vitreous china	2	1 Plum	6.000	Ea.	59.10	73.74 2008 Qtr 2	25	25 \$ 1,843.50
D2013 330 0040	Replace faucets lavatory, vitreous china	10	1 Plum	6.000	Ea.	740.94	894.36 2008 Qtr 2	5	5 \$ 4,471.80
D2013 330 0050	Clean out strainer and P trap lavatory, vitreous china	2	1 Plum	6.000	Ea.	162.24	201.42 2008 Qtr 2	25	25 \$ 5,035.50
D2013 330 0060	Replace lavatory, vitreous china	35	2 Plum	6.000	Ea.	3,181.14	3,814.20 2008 Qtr 2	1	1 \$ 3,814.20
D2013 410 0010	Replace faucet washer sink, iron enamel	2	1 Plum	1.000	Ea.	9.79	12.19 2008 Qtr 2	25	25 \$ 304.75
D2013 410 0020	Clean trap sink, iron enamel	3	1 Plum	1.000	Ea.	6.60	8.25 2008 Qtr 2	16	16 \$ 132.00
D2013 410 0030	Replace faucets sink, iron enamel	10	1 Plum	1.000	Ea.	123.49	149.06 2008 Qtr 2	5	5 \$ 745.30
D2013 410 0040	Unstop sink sink, iron enamel	2	1 Plum	1.000	Ea.	32.21	40.50 2008 Qtr 2	25	25 \$ 1,012.50
D2013 410 0060	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
D2013 750 0010	Inspect / clean shower head fiberglass	3	1 Plum	3.000	Ea.	113.40	142.32 2008 Qtr 2	16	16 \$ 2,277.12
D2013 750 0020	Replace mixing valve barrel shower, fiberglass	2	1 Plum	3.000	Ea.	444.45	528.96 2008 Qtr 2	25	25 \$ 13,224.00
D2013 750 0030	Replace mixing valve shower, fiberglass	10	1 Plum	3.000	Ea.	824.04	987.00 2008 Qtr 2	5	5 \$ 4,935.00
D2013 750 0060	Replace shower and fittings, fiberglass	20	2 Plum	3.000	Ea.	2,929.95	3,454.74 2008 Qtr 2	2	2 \$ 6,909.48
D2013 110 0010	Replace flush valve diaphragm tankless water closet	10	1 Plum	6.000	Ea.	424.44	498.36 2008 Qtr 2	5	5 \$ 2,491.80
D2013 110 0015	Rebuild flush valve tankless water closet	20	1 Plum	6.000	Ea.	791.88	960.06 2008 Qtr 2	2	2 \$ 1,920.12
D2013 110 0020	Unplug clogged line tankless water closet	5	1 Plum	6.000	Ea.	1,009.56	1,261.08 2008 Qtr 2	10	10 \$ 12,610.80
D2013 110 0030	Replace tankless water closet	35	2 Plum	6.000	Ea.	3,288.00	3,890.16 2008 Qtr 2	1	1 \$ 3,890.16
D2013 110 0040	Replace tankless flush valve	25	1 Plum	6.000	Ea.	1,257.00	1,472.22 2008 Qtr 2	2	1 \$ 1,472.22
D2013 110 0050	Replace wax ring gasket tankless water closet	5	1 Plum	6.000	Ea.	657.42	823.20 2008 Qtr 2	10	10 \$ 8,232.00
D2013 210 0010	Replace flush valve diaphragm urinal	7	1 Plum	1.000	Ea.	70.74	83.06 2008 Qtr 2	7	7 \$ 581.42
D2013 210 0015	Rebuild flush valve urinal	20	1 Plum	1.000	Ea.	131.98	160.01 2008 Qtr 2	2	2 \$ 320.02
D2013 210 0020	Unplug line urinal	5	1 Plum	1.000	Ea.	112.14	139.91 2008 Qtr 2	10	10 \$ 1,399.10
D2013 210 0030	Replace wall-hung urinal	35	2 Plum	1.000	Ea.	841.63	1,006.57 2008 Qtr 2	1	1 \$ 1,006.57
D2023 110 0020	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
D2023 110 0060	Replace pipe and fittings, copper 2"	25	2 Plum	16.000	L.F.	652.96	785.76 2008 Qtr 2	2	1 \$ 785.76
D3043 550 1150	Repair damaged pipe insulation, fiberglass 2"	5	Q14	2.000	Ea.	36.92	45.06 2008 Qtr 2	10	10 \$ 450.60
D3043 550 1230	Replace pipe insulation, fiberglass 3/4"	5	Q14	0.010	M.L.F.	62.89	76.61 2008 Qtr 2	10	10 \$ 766.13
D3043 550 1270	Replace pipe insulation, fiberglass 2"	5	Q14	0.010	M.L.F.	74.26	90.69 2008 Qtr 2	10	10 \$ 906.91
D2023 214 0010	Minor repairs, adjustments water heater, gas / oil, 1150 GPH	2	2 Plum	1.000	Ea.	75.64	94.18 2008 Qtr 2	25	25 \$ 2,354.50
D2023 214 0020	Clean & service water heater, gas / oil, 1150 GPH	2	2 Plum	1.000	Ea.	453.84	566.08 2008 Qtr 2	25	25 \$ 14,152.00
D2023 214 0030	Replace water heater, gas / oil, 1150 GPH	20	2 Plum	1.000	Ea.	26,100.80	30,172.40 2008 Qtr 2	2	2 \$ 60,344.80
D2033 130 0010	Unclog floor drain, PVC	20	1 Plum	1.000	Ea.	37.09	45.87 2008 Qtr 2	2	2 \$ 91.74
D2033 130 0040	Repair joint pipe and fittings, PVC	10	1 Plum	2.000	Ea.	231.88	288.28 2008 Qtr 2	5	5 \$ 1,441.40
D2033 130 0100	Replace pipe, 4" pipe and fittings, PVC	30	2 Plum	400.000	L.F.	23,680.00	29,276.00 2008 Qtr 2	1	1 \$ 29,276.00
D2043 210 1010	General maintenance & repair drain: roof, scupper, area	1	1 Plum	4.000	Ea.	113.40	142.68 2008 Qtr 2	50	50 \$ 7,134.00
D2043 210 1020	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
D2043 310 1020	Insp./chk. pump/mtr. oper., lub., chk. align. rainwater sump pump	1	1 Plum	1.000	Ea.	9.21	11.50 2008 Qtr 2	50	50 \$ 575.00
D2043 310 1030	Replace rainwater sump pump / motor assembly	20	2 Plum	1.000	Ea.	429.63	512.90 2008 Qtr 2	2	2 \$ 1,025.80
D2093 930 1030	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
D3043 220 2050	Replace roof mounted exhaust fan, 8500 CFM exhaust fan	20	Q20	6.000	Ea.	15,716.88	18,303.84 2008 Qtr 2	2	2 \$ 36,607.68
D3053 280 2010	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

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		Design Life = 50	C.S.F.=100 S.F; MSF=1		exported from R.S.													
		Average S.F. = 15,018.00	Sq=100 S.F; M.L.F=100	Means	Cost	Works												
D3053 280 2040	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						
D5033 760 0010	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						
D5033 760 0020	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						
D5033 760 0030	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						
D4013 310 1020	Inspect sprinkler system	1	1 Plum	1.000	Ea.	26.55	32.89	2008 Qtr 2	50	50	\$	1,644.50						
D4013 310 1030	Replace sprinkler head	20	1 Plum	46.000	Ea.	2,929.28	3,609.16	2008 Qtr 2	2	2	\$	7,218.32						
D5033 770 0010	Replace fire alarm bell, 6"	20	1 Elec	4.000	Ea.	569.12	686.04	2008 Qtr 2	2	2	\$	1,372.08						
D5013 280 0020	Maintenance and inspection lighting panel, indoor	3	1 Elec	2.000	Ea.	57.00	71.26	2008 Qtr 2	16	16	\$	1,140.16						
D5023 132 0010	Maintenance and repair safety switch, 3 pole safety switch, heavy duty	8	1 Elec	2.000	Ea.	57.00	71.26	2008 Qtr 2	6	6	\$	427.56						
D5023 132 0020	Maintenance and inspection safety switch, 3 pole, heavy duty	1	1 Elec	2.000	Ea.	57.00	71.26	2008 Qtr 2	50	50	\$	3,563.00						
D5023 132 0030	Replace safety switch, heavy duty	25	2 Elec	2.000	Ea.	1,160.96	1,361.42	2008 Qtr 2	2	1	\$	1,361.42						
D5013 264 0010	Maintenance and repair motor starter, up to 600 V	5	1 Elec	8.000	Ea.	1,366.00	1,660.00	2008 Qtr 2	10	10	\$	16,600.00						
D5013 264 0020	Maintenance and inspection motor starter, up to 600 V	0.5	1 Elec	8.000	Ea.	305.36	382.80	2008 Qtr 2	100	100	\$	38,280.00						
D5013 264 0030	Replace starter motor starter, up to 600 V	18	1 Elec	8.000	Ea.	4,225.44	5,043.28	2008 Qtr 2	2	2	\$	10,086.56						
D5023 260 0010	Replace fluor. ballast for fluorescent lighting fixture, 80 W	10	1 Elec	80.000	Ea.	7,966.40	9,606.40	2008 Qtr 2	5	5	\$	48,032.00						
D5023 260 0020	Replace lamps (2 lamps) fluorescent lighting fixture, 80 W	10	1 Elec	240.000	Ea.	6,105.60	7,483.20	2008 Qtr 2	5	5	\$	37,416.00						
D5023 260 0030	Replace fixture fluorescent lighting fixture, 80 W	20	1 Elec	80.000	Ea.	14,246.40	17,208.80	2008 Qtr 2	2	2	\$	34,417.60						
D5023 270 2010	Replace M.H. ballast mercury halide fixture, 175 W	10	1 Elec	42.000	Ea.	8,022.00	9,403.38	2008 Qtr 2	5	5	\$	47,016.90						
D5023 270 2020	Replace lamp mercury halide fixture, 175 W	5	1 Elec	42.000	Ea.	3,107.58	3,673.74	2008 Qtr 2	10	10	\$	36,737.40						
D5023 270 2030	Replace mercury halide fixture, 175 W	20	1 Elec	42.000	Ea.	25,530.12	29,894.34	2008 Qtr 2	2	2	\$	59,788.68						
D5023 150 0010	Maintenance and repair receptacles and plugs	20	1 Elec	86.000	Ea.	2,673.74	3,330.78	2008 Qtr 2	2	2	\$	6,661.56						
D5023 150 0020	Replace receptacle/plug receptacles and plugs	20	1 Elec	86.000	Ea.	4,537.36	5,540.12	2008 Qtr 2	2	2	\$	11,080.24						
D5023 220 0010	Maintenance and repair wiring devices, switches	10	1 Elec	33.000	Ea.	1,025.97	1,278.09	2008 Qtr 2	5	5	\$	6,390.45						
D5023 220 0020	Replace switch wiring devices, switches	15	1 Elec	33.000	Ea.	1,689.93	2,057.55	2008 Qtr 2	3	3	\$	6,172.65						
D5033 720 0010	Check and repair manual pull station	10	1 Elec	3.000	Ea.	207.63	254.61	2008 Qtr 2	5	5	\$	1,273.05						
D5033 720 0020	Replace manual pull station	15	1 Elec	3.000	Ea.	377.22	455.67	2008 Qtr 2	3	3	\$	1,367.01						
						\$583,908.10	\$694,442.41											
										MR Subtotal	\$	1,274,990.57						
										MR Per Year	\$	25,499.81						
										PM Per Year	\$	4,309.09						
										Subtotal	\$	29,808.90						
										Total Per Uni	\$	1.98						

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Qty	Assembly Number	Description	Total Incl. O&P	Zip Code Prefix	Type	Release
1.000	D3095 110 1950	Air compressor, gas engine powered, annualized	1,474.60 200		FMR	2008 Qtr 2
6.000	D3045 160 1950	VAV Boxes, annualized	456.00 200		FMR	2008 Qtr 2
1.000	D3065 100 1950	Controls, central system, electro/pneumatic, annualized	184.39 200		FMR	2008 Qtr 2
1.000	E1095 122 1950	Crane, electric bridge, up to 5 ton, annualized	186.81 200		FMR	2008 Qtr 2
4.000	B2035 400 1950	Door, overhead, manual, up to 24' high x 25' wide, annualized	650.20 200		FMR	2008 Qtr 2
4.000	B2035 225 1950	Door, emergency egress, swinging, annualized	230.04 200		FMR	2008 Qtr 2
19.000	C1025 110 1950	Fire doors, swinging, annualized	567.34 200		FMR	2008 Qtr 2
1.000	D2015 800 1950	Drink fountain, annualized	59.36 200		FMR	2008 Qtr 2
1.000	D2015 100 1950	Urinals, annualized	16.15 200		FMR	2008 Qtr 2
6.000	D2015 100 2950	Toilet (vacuum breaker type), annualized	96.90 200		FMR	2008 Qtr 2
3.000	D2015 100 5950	Showers, annualized	71.40 200		FMR	2008 Qtr 2
6.000	D2015 100 4950	Lavatories, annualized	180.48 200		FMR	2008 Qtr 2
2.000	D5015 260 1950	Panelboard, 225 A and above, annualized	135.42 200		FMR	2008 Qtr 2
			\$4,309.09			

FAC 2172 Sustainment by Year - Terminal Cutoff Applied

