

FAC 7210 Enlisted Unaccompanied Personnel Housing

RUC: \$211.00 SF

Source: Tri-Service FAC 7210 from *Tri-Service Facility Unit Costs for Military Construction* version prepared November 13, 2009

SUC: \$3.45 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 7210 Enlisted UPH
CostWorks 2008 Quarter 2 -**

Design Life= 55
Average S.F.= 19,157

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 Incl. O&P	Zip Code Prefix	Type	Release	Adjusted Occurrences	lifecost	Terminal Cutoff
Repair concrete steps	30	1 Cefi	340.000	S.F.	6,562.00		FMR	2008 Qtr 2	1	6562	\$ 6,562.00
Replace concrete steps	75	1 Cefi	340.000	S.F.	28,560.00		FMR	2008 Qtr 2	0	0	\$ -
Replace metal hand rail	30	1 Sswk	60.000	L.F.	2,720.40		FMR	2008 Qtr 2	1	2720.4	\$ 2,720.40
Refinish metal hand rail	7	1 Pord	60.000	L.F.	120.00		FMR	2008 Qtr 2	7	840	\$ 840.00
Repair steel, painted, door	14	1 Carp	23.500	Ea.	16,627.90		FMR	2008 Qtr 2	3	49883.69	\$ 49,883.69
Refinish 3'-0" x 7'-0" steel, painted, door	4	1 Pord	67.000	Ea.	3,082.00		FMR	2008 Qtr 2	13	40066	\$ 40,066.00
Replace 3'-0" x 7'-0" steel, painted, door	45	1 Carp	67.000	Ea.	40,903.50		FMR	2008 Qtr 2	1	40903.5	\$ 40,903.50
Debris removal by hand & visual inspection metal steep roof	1	2 Rofc	9.600	M.S.F.	243.36		FMR	2008 Qtr 2	55	13384.8	\$ 13,384.80
Minor finish repairs - (2% of roof area) metal steep roofing	5	2 Rofc	191.000	S.F.	693.33		FMR	2008 Qtr 2	11	7626.63	\$ 7,626.63
Flashing replacement - (2 S.F. per sq. repaired) metal steep	1	2 Rofc	3.800	S.F.	76.30		FMR	2008 Qtr 2	55	4196.72	\$ 4,196.72
Minor replacement - (2.5% of roof area) metal steep roofing	20	2 Rofc	239.450	S.F.	2,748.89		FMR	2008 Qtr 2	2	5497.772	\$ 5,497.77
Total metal panel replacement metal steep roofing	30	2 Rofc	95.780	Sq.	80,584.50		FMR	2008 Qtr 2	1	80584.5	\$ 80,584.50
Repair 8" concrete block wall - (2% of walls) painted	25	1 Bric	1.940	C.S.F.	2,551.10		FMR	2008 Qtr 2	1	5102.2	\$ 2,551.10
Refinish concrete block wall painted	4	1 Pord	1.940	C.S.F.	253.17		FMR	2008 Qtr 2	13	3291.21	\$ 3,291.21
Repair steel painted interior door	14	1 Carp	10.000	Ea.	2,031.40		FMR	2008 Qtr 2	3	6094.2	\$ 6,094.20
Refinish 3'-0" x 7'-0" steel painted interior door	4	1 Pord	10.000	Ea.	695.00		FMR	2008 Qtr 2	13	9035	\$ 9,035.00
Replace 3'-0" x 7'-0" steel painted interior door	60	1 Carp	10.000	Ea.	10,705.00		FMR	2008 Qtr 2	0	0	\$ -
Replace brass lockset	30	1 Carp	134.000	Ea.	45,560.00		FMR	2008 Qtr 2	1	45560	\$ 45,560.00
Repair solid core wood door interior	11	1 Carp	23.500	Ea.	4,773.79		FMR	2008 Qtr 2	5	23868.95	\$ 23,868.95
Refinish 3'-0" x 7'-0" solid core wood door interior	4	1 Pord	23.500	Ea.	1,374.75		FMR	2008 Qtr 2	13	17871.75	\$ 17,871.75
Replace 3'-0" x 7'-0" solid core wood door interior	40	1 Carp	67.000	Ea.	27,604.00		FMR	2008 Qtr 2	1	27604	\$ 27,604.00
Replace 1 1/2 pair brass hinges	60	1 Carp	23.500	Ea.	8,742.00		FMR	2008 Qtr 2	0	0	\$ -
Replace brass lockset	30	1 Carp	268.000	Ea.	91,120.00		FMR	2008 Qtr 2	1	91120	\$ 91,120.00
Refinish concrete block wall painted	4	1 Pord	362.000	C.S.F.	47,241.00		FMR	2008 Qtr 2	13	614133	\$ 614,133.00
Repair 8" concrete block wall - (2% of walls) painted	25	1 Bric	28.800	C.S.F.	37,872.00		FMR	2008 Qtr 2	1	75744	\$ 37,872.00
Ceramic tile floor repairs - (2% of floors)	15	1 Tilf	11.750	C.S.F.	10,398.75		FMR	2008 Qtr 2	3	31196.25	\$ 31,196.25
Replace 2" x 2" thin set ceramic tile floor	50	1 Tilf	11.750	C.S.F.	19,975.00		FMR	2008 Qtr 2	0	19975	\$ -
Replace ceramic trim	50	2 Tilf	893.000	L.F.	15,788.24		FMR	2008 Qtr 2	0	15788.24	\$ -
Acoustic tile repairs - (2% of ceilings)	9	1 Carp	3.830	C.S.F.	2,106.50		FMR	2008 Qtr 2	6	12639	\$ 12,639.00
Replace acoustic tile ceiling, fire-rated	20	1 Carp	191.570	C.S.F.	95,401.86		FMR	2008 Qtr 2	2	190803.7	\$ 190,803.72
Replace flush valve diaphragm tankless water closet	10	1 Plum	23.500	Ea.	1,943.22		FMR	2008 Qtr 2	5	9716.075	\$ 9,716.08
Rebuild flush valve tankless water closet	20	1 Plum	23.500	Ea.	3,800.89		FMR	2008 Qtr 2	2	7601.78	\$ 7,601.78
Unplug clogged line tankless water closet	5	1 Plum	5.000	Ea.	1,076.75		FMR	2008 Qtr 2	11	11844.25	\$ 11,844.25
Replace tankless water closet	35	2 Plum	5.000	Ea.	3,237.00		FMR	2008 Qtr 2	1	3237	\$ 3,237.00
Replace tankless flush valve	25	1 Plum	23.500	Ea.	5,751.39		FMR	2008 Qtr 2	1	11502.78	\$ 5,751.39
Replace wax ring gasket tankless water closet	5	1 Plum	5.000	Ea.	702.50		FMR	2008 Qtr 2	11	7727.5	\$ 7,727.50
Replace washer in spud connection lavatory, vitreous china	7	1 Plum	47.000	Ea.	1,332.45		FMR	2008 Qtr 2	7	9327.15	\$ 9,327.15
Replace washer in faucet lavatory, vitreous china	2	1 Plum	47.000	Ea.	591.26		FMR	2008 Qtr 2	27	15964.02	\$ 15,964.02
Replace faucets lavatory, vitreous china	10	1 Plum	47.000	Ea.	7,089.95		FMR	2008 Qtr 2	5	35449.75	\$ 35,449.75
Clean out strainer and P trap lavatory, vitreous china	2	1 Plum	47.000	Ea.	1,616.80		FMR	2008 Qtr 2	27	43653.6	\$ 43,653.60
Replace lavatory, vitreous china	35	2 Plum	47.000	Ea.	30,108.20		FMR	2008 Qtr 2	1	30108.2	\$ 30,108.20
Replace faucet washer	2	1 Plum	4.000	Ea.	49.88		FMR	2008 Qtr 2	27	1346.76	\$ 1,346.76
Clean trap	3	1 Plum	4.000	Ea.	33.80		FMR	2008 Qtr 2	18	608.4	\$ 608.40
Replace faucets	10	1 Plum	4.000	Ea.	603.40		FMR	2008 Qtr 2	5	3017	\$ 3,017.00
Unstop sink	2	1 Plum	4.000	Ea.	166.00		FMR	2008 Qtr 2	27	4482	\$ 4,482.00
Replace sink, P.E.C.I.	35	1 Plum	4.000	Ea.	4,364.00		FMR	2008 Qtr 2	1	4364	\$ 4,364.00
Inspect / clean shower head bathtub, enameled steel	3	1 Plum	23.500	Ea.	1,142.34		FMR	2008 Qtr 2	18	20562.03	\$ 20,562.03
Replace mixing valve barrel bathtub, enameled steel	2	1 Plum	23.500	Ea.	4,167.73		FMR	2008 Qtr 2	27	112528.6	\$ 112,528.58
Replace mixing valve bathtub, enameled steel	10	1 Plum	23.500	Ea.	7,786.73		FMR	2008 Qtr 2	5	38933.63	\$ 38,933.63
Replace tub bathtub, enameled steel	35	2 Plum	23.500	Ea.	19,458.00		FMR	2008 Qtr 2	1	19458	\$ 19,458.00

**FAC 7210 Enlisted UPH
CostWorks 2008 Quarter 2 -**

Design Life= 55
Average S.F= 19,157

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 Incl. O&P	Zip Code Prefix	Type	Release	Adjusted Occurrences	lifecost	Terminal Cutoff
Minor repairs, adjustments water heater, gas / oil, 1150 GPH	2	2 Plum	1.000	Ea.	96.50		FMR	2008 Qtr 2	27	2605.5	\$ 2,605.50
Clean & service water heater, gas / oil, 1150 GPH	2	2 Plum	1.000	Ea.	580.00		FMR	2008 Qtr 2	27	15660	\$ 15,660.00
Replace water heater, gas / oil, 1150 GPH	20	2 Plum	1.000	Ea.	29,900.00		FMR	2008 Qtr 2	2	59800	\$ 59,800.00
Insp./chk. pump/mtr. oper., lub., chk. align. circulation pump	1	1 Plum	1.000	Ea.	11.78		FMR	2008 Qtr 2	55	647.9	\$ 647.90
Replace pump / motor assembly, partial circulation pump, 1/	20	2 Plum	1.000	Ea.	2,670.00		FMR	2008 Qtr 2	2	5340	\$ 5,340.00
Repair boiler, gas, 2000 MBH	7	Q5	1.000	Ea.	4,488.30		FMR	2008 Qtr 2	7	31418.1	\$ 31,418.10
Replace boiler, gas, 2000 MBH	30	Q7	1.000	Ea.	32,325.00		FMR	2008 Qtr 2	1	32325	\$ 32,325.00
Replace metal flue, all fuel SS, 6" diameter metal flue / chim	15	Q9	1.000	L.F.	105.00		FMR	2008 Qtr 2	3	315	\$ 315.00
Replace roof mounted exhaust fan, 2000 CFM exhaust fan	20	Q20	2.000	Ea.	2,728.00		FMR	2008 Qtr 2	2	5456	\$ 5,456.00
Repair single zone rooftop unit, 60 ton	10	Q6	1.000	Ea.	47,021.50		FMR	2008 Qtr 2	5	235107.5	\$ 235,107.50
Replace single zone rooftop unit, 60 ton	15	Q7	1.000	Ea.	82,600.00		FMR	2008 Qtr 2	3	247800	\$ 247,800.00
Repair central station A.H.U., 1300 CFM	10	1 Stpi	2.000	Ea.	1,060.00		FMR	2008 Qtr 2	5	5300	\$ 5,300.00
Replace central station A.H.U., 1300 CFM	15	Q5	2.000	Ea.	12,240.00		FMR	2008 Qtr 2	3	36720	\$ 36,720.00
Rebuild 4" diameter reduced pressure backflow preventer	10	1 Plum	1.000	Ea.	526.75		FMR	2008 Qtr 2	5	2633.75	\$ 2,633.75
Inspect sprinkler system	1	1 Plum	1.000	Ea.	33.70		FMR	2008 Qtr 2	55	1853.5	\$ 1,853.50
Replace sprinkler head	20	1 Plum	90.000	Ea.	7,200.00		FMR	2008 Qtr 2	2	14400	\$ 14,400.00
Maintenance and repair motor starter, up to 600 V	5	1 Elec	1.000	Ea.	203.00		FMR	2008 Qtr 2	11	2233	\$ 2,233.00
Maintenance and inspection motor starter, up to 600 V	0.5	1 Elec	1.000	Ea.	47.00		FMR	2008 Qtr 2	110	5170	\$ 5,170.00
Replace starter motor starter, up to 600 V	18	1 Elec	1.000	Ea.	614.88		FMR	2008 Qtr 2	2	1844.64	\$ 1,229.76
Maintenance and inspection lighting panel, indoor	3	1 Elec	5.000	Ea.	175.00		FMR	2008 Qtr 2	18	3150	\$ 3,150.00
Maintenance and repair breaker, 1 pole circuit breaker	20	1 Elec	50.000	Ea.	3,125.00		FMR	2008 Qtr 2	2	6250	\$ 6,250.00
Maintenance and inspection C.B., 1 pole circuit breaker	0.5	1 Elec	50.000	Ea.	1,400.00		FMR	2008 Qtr 2	110	154000	\$ 154,000.00
Replace C.B. molded case, 480 V, 1 pole circuit breaker	50	1 Elec	50.000	Ea.	15,869.00		FMR	2008 Qtr 2	0	15869	\$ -
Maintenance and repair receptacles and plugs	20	1 Elec	330.000	Ea.	12,540.00		FMR	2008 Qtr 2	2	25080	\$ 25,080.00
Replace receptacle/plug receptacles and plugs	20	1 Elec	10.000	Ea.	631.00		FMR	2008 Qtr 2	2	1262	\$ 1,262.00
Maintenance and repair wiring devices, switches	10	1 Elec	100.000	Ea.	3,800.00		FMR	2008 Qtr 2	5	19000	\$ 19,000.00
Replace switch wiring devices, switches	15	1 Elec	10.000	Ea.	611.00		FMR	2008 Qtr 2	3	1833	\$ 1,833.00
Replace M.H. ballast mercury halide fixture, 175 W	10	1 Elec	25.000	Ea.	5,444.50		FMR	2008 Qtr 2	5	27222.5	\$ 27,222.50
Replace lamp mercury halide fixture, 175 W	5	1 Elec	25.000	Ea.	2,128.75		FMR	2008 Qtr 2	11	23416.25	\$ 23,416.25
Replace mercury halide fixture, 175 W	20	1 Elec	25.000	Ea.	17,307.00		FMR	2008 Qtr 2	2	34614	\$ 34,614.00
Repair smoke detector	10	1 Elec	100.000	Ea.	4,610.00		FMR	2008 Qtr 2	5	23050	\$ 23,050.00
Check operation smoke detector	1	1 Elec	100.000	Ea.	1,405.00		FMR	2008 Qtr 2	55	77275	\$ 77,275.00
Replace smoke detector	15	1 Elec	100.000	Ea.	22,152.00		FMR	2008 Qtr 2	3	66456	\$ 66,456.00
Check and repair manual pull station	10	1 Elec	4.000	Ea.	332.20		FMR	2008 Qtr 2	5	1661	\$ 1,661.00
Replace manual pull station	15	1 Elec	4.000	Ea.	594.08		FMR	2008 Qtr 2	3	1782.24	\$ 1,782.24
Minor repairs to fire alarm control panel	5	1 Elec	1.000	Ea.	128.10		FMR	2008 Qtr 2	11	1409.1	\$ 1,409.10
Maintenance and inspection fire alarm control panel	0.5	1 Elec	1.000	Ea.	37.50		FMR	2008 Qtr 2	110	4125	\$ 4,125.00
Replace fire alarm control panel	15	1 Elec	1.000	Ea.	3,027.10		FMR	2008 Qtr 2	3	9081.3	\$ 9,081.30
Replace fire alarm bell, 6"	20	1 Elec	6.000	Ea.	1,005.12		FMR	2008 Qtr 2	2	2010.24	\$ 2,010.24
Maintenance and repair building structure ground	7	1 Elec	1.000	M.L.F.	80.50		FMR	2008 Qtr 2	7	563.5	\$ 563.50
Replace building structure ground	50	1 Elec	1.000	M.L.F.	4,409.00		FMR	2008 Qtr 2	0	4409	\$ -

\$1,027,401.27

MR Subtotal \$ 2,940,843.44

MR Per Year \$ 53,469.88

PM Per Year \$ 14,751.98

Subtotal \$ 68,221.86

FAC 7210 Enlisted UPH
CostWorks 2008 Quarter 2 -

Design Life= 55
Average S.F= 19,157

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 Incl. O&P	Zip Code Prefix	Type	Release	Adjusted Occurrences	lifecost	Terminal Cutoff
Total Per Unit										\$	3.56

CostWorks 2008 Quarter 2 - FAC 7210 Enlisted UPH

Qty	Assembly Number	Description	Total Incl. O&P	Zip Code Prefix	Type	Release
6.000	B2035 225 1950	Door, emergency egress, swinging, annualized	336.00		FMR	2008 Qtr 2
6.000	C1025 110 1950	Fire doors, swinging, annualized	195.00		FMR	2008 Qtr 2
23.500	D2015 100 2950	Toilet (vacuum breaker type), annualized	388.93		FMR	2008 Qtr 2
47.000	D2015 100 4950	Lavatories, annualized	1,433.50		FMR	2008 Qtr 2
23.500	D2015 100 5950	Showers, annualized	564.00		FMR	2008 Qtr 2
4.000	D2015 800 1950	Drink fountain, annualized	240.00		FMR	2008 Qtr 2
4.000	D2025 150 1950	Valve, motor operated, above 4", annualized	328.00		FMR	2008 Qtr 2
1.000	D2025 260 3950	Water heater, steam 2500 gal., annualized	146.00		FMR	2008 Qtr 2
1.000	D3025 130 4950	Boiler, hot water, oil, gas, or comb. fired, over 1000	1,575.00		FMR	2008 Qtr 2
1.000	D3025 210 1950	Deaerator tank, annualized	152.00		FMR	2008 Qtr 2
3.000	D3045 120 1950	Fan coil unit, annualized	816.00		FMR	2008 Qtr 2
23.500	D3045 160 1950	VAV Boxes, annualized	1,821.25		FMR	2008 Qtr 2
2.000	D3055 210 2950	Package unit, air cooled, 25 thru 50 ton, annualized	690.00		FMR	2008 Qtr 2
1.000	D4015 210 1950	Fire pump, electric motor driven, annualized	3,625.00		FMR	2008 Qtr 2
1.000	D4015 310 1950	Extinguishing system, dry pipe, annualized	1,175.00		FMR	2008 Qtr 2
1.000	D5015 260 1950	Panelboard, 225 A and above, annualized	66.00		FMR	2008 Qtr 2
2.000	D5015 280 1950	Motor control center, over 400 A, annualized	125.00		FMR	2008 Qtr 2
1.000	D5035 710 1950	Fire alarm annunciator system, annualized	970.00		FMR	2008 Qtr 2
6.000	D5095 250 1950	Light, emergency, hardwired system, annualized	105.30		FMR	2008 Qtr 2
			\$14,751.98			

FAC 7210 Sustainment by Year - Terminal Cutoff Applied

